

Application ref: 2023/0616/P  
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Date: 12 October 2023

**Development Management**  
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DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**95-100 Network Building**  
**Tottenham Court Road**  
**London**  
**Camden**  
**W1T 4TP**

Proposal:

Details pursuant to condition 27 (Mechanical Ventilation - Inlet locations / Maintenance) and condition 29 (Emergency Generators - Specification / Noise Emissions) of outline planning permission 2020/5624/P granted 12/04/2022 for 'Demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of commercial business and service floorspace (Use Class E) along with details of access, scale and landscaping and other incidental works.

Drawing Nos: Planning Condition 29 - Consideration of alternative sources for Life Safety supplies prepared by ESG; NWB-NDY-ZZ-08-DR-E-6202 T02; Cat C13 Diesel generator sets specification sheets (2 pages); Acoustic Specification For Life Safety Packaged Generator dated 28 October 2022; 14024.001 Network Building - Mechanical Ventilation Notes; CDM-0B-001 Rev. 1.0 (Basement Floor And Level 08); NWB-NDY-ZZ-00-DR-M-5701 T01; NWB-NDY-ZZ-08-DR-M-5701 T03

The Council has considered your application and decided to grant permission.

Informative(s):

## 1 Reasons for granting approval

A drawing has been submitted which shows that the fresh air intakes would be at least 10m from the exhaust of the AHU and generator. To ensure dispersion of pollutants, the generator flue would terminate 1m above roof level and above the roofs of surrounding buildings (within a 20m radius). The fresh air intakes would be upwind of the exhausts for the prevailing wind direction. The submitted details for condition 27 demonstrate that the amenity of occupiers would be protected.

Following feedback the tenant generator has been omitted from the proposals. One emergency generator is proposed with a 400kVA standby rating and capacity of less than one MWth. The generator includes a catalytic converter to minimise pollutant emissions. The emergency generator would be tested for 5-10 mins once a month (without load) with a full test once a year (with load/bank connected).

Alternative low NOx and renewable energy technologies sources for high voltage Life Safety supplies have been considered. An Uninterruptable Power Supply (UPS) (i.e. a battery supply) would not be feasible / appropriate. The number of batteries needed for Life Safety is prohibitive and would require a separate battery room (with 120 min fire compartment, gas suppression, cooling, etc.). The cooling and suppression systems required by the storage batteries would also be supported by the same batteries with no resilience. In addition, Fire Fighting lifts would be unlikely to be accepted when supported by UPS/battery supplies.

The applicant has also considered an alternative high voltage supply from UKPN but this would involve extensive disruptive works to the local area as considerable excavations would be required. In addition, future network maintenance by UKPN would affect the supply integrity of the building. The applicant's assessment of alternative high voltage energy supplies is considered reasonable. Overall, the submitted details for Condition 29 demonstrate that the amenity of the adjoining premises and the area generally would be protected.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A1 and CC4 of the Camden Local Plan 2017.

- 2 You are reminded that the following conditions attached to planning permission 2020/5624/P are outstanding and require the submission and approval of details:

Prior to commencement of superstructure:  
16 Living roofs

Pre relevant works:

- 11 Lighting strategy
- 15 Landscaping & biodiversity

Pre-occupation:

- 24 Energy monitoring
- 26 Whole life carbon assessment
- 33 Waste water infrastructure
- 34 Surface water infrastructure

Pre-use:

- 23 Plant associated with retail/food & drink uses

One year after occupation:

- 24 Energy monitoring

You are advised that details have been submitted for conditions 37 (Waste and recycling) and 38 (Fire Strategy) and these are currently being assessed.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer