

Application ref: 2023/0617/P
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DP9
100 Pall Mall
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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
W1T 4TP

Proposal:

Details pursuant to condition 38 (Fire Strategy) of outline planning permission 2020/5624/P granted on 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: Fire Engineering - Fire Statement prepared by NDY dated 11 October 2023; Fire Strategy Rev 11.0 prepared by NDY dated 11 January 2023

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

Informative(s):

1 Reasons for granting approval

A fire strategy and a fire statement have been submitted. The fire strategy was written by a Chartered Engineer and a Fellow of the Institute of Fire Engineers in accordance with the draft LPG 'Fire Safety' February 2022. The fire strategy is based on the Fire Statement v3 by Norman Disney & Young (dated

06/08/21).

Construction:

As the building is over 18m tall, its external walls would comply with particular requirements for surface spread of flame characteristic and combustibility: any external wall 1m or more from the relevant boundary - Class C-s3, d2 or better from ground level to 18m; and Class B-s3, d2 or better from 18m and above. Materials used for the surface linings of walls and ceilings would be selected to meet the classification requirements of BS 9999 with respect to the material's surface spread of flame characteristic and combustibility.

Means of escape:

The above ground levels of Network Building would be served by two firefighting stairs to allow for simultaneous evacuation. The proposed disabled evacuation strategy is to use the firefighting lifts and the cycle lift. Firefighting lifts are more robust than evacuation only lifts as they are enclosed in 120 minutes fire resisting construction, are provided with life safety back-up power and are fitted with water ingress protection. Life safety back-up power would be provided for both firefighting lifts and the cycle lift. A fire management plan would be in place for evacuation of disabled persons from the roof terrace which is not accessible by fire fighting lift.

Fire safety systems:

The L1 fire detection and alarm systems would be designed, installed and commissioned in accordance with BS5839-1:2017. Emergency lighting and automatic sprinkler system would be installed throughout all areas of the building. The building would be served by two firefighting lifts.

Fire vehicle access:

The Network Building is located on an existing site and in a well-developed area. Fire service vehicles can park on the streets adjacent to the development. The development has access to an existing fire hydrant located on the corner of Howland and Whitfield Street.

Future building changes

Where there are any proposed changes in the future, reference is to be made to the Fire Safety Strategy to ensure any changes meet the requirements of the Fire Safety Strategy and do not have an adverse effect on the safety of occupants.

The Fire Statement includes a declaration of compliance confirming that the fire safety of the proposed development and the fire safety information satisfy the requirements of London Plan Policies D12 and D5(B5).

Building control have been consulted and no response has been received. The submitted details have been reviewed by planning officer as envisaged by paragraph 1.1.2 of the draft LPG 'Fire Safety' February 2022. The role of the planning officer is to ensure information has been provided and considered as part of the application against the relevant London Plan fire safety policy and not to review it for compliance against building regulations and standards. The submitted details are considered to comply with Policy D12 and D5(B5) of the London Plan and demonstrate that a safe and secure development would be

provided in accordance with these policies.

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 D12 and D5 of the London Plan 2021.

- 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

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), 15 (Landscaping & biodiversity) 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer