

Application ref: 2023/3947/P
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Date: 19 February 2024

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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
Camden
W1T 4TP

Proposal: Details of landscaping & biodiversity required by condition 15 of planning permission 2020/5624/P dated 12/04/2022 for 'Outline application 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). Details of layout and appearance are reserved.'

Drawing Nos: Landscaping, Biodiversity & Sustainable Maintenance prepared by FFLO dated 06 09 23; 13538-PCO-XX-XX-DR-A-SK84 P01; 13538-PCO-XX-09-DR-A-SK78 P01

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

Informative(s):

- 1 Reasons for granting approval

The submission includes a Landscaping, Biodiversity & Sustainable

Management Plan and drawings showing the location of the bird boxes. The details have been reviewed by Nature Conservation and are considered acceptable and would ensure a good quality of amenity. The details demonstrate that appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development would be provided.

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, A3 and D1 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:

Pre relevant works:

11 Lighting strategy

Pre-occupation:

24 Energy monitoring

26 Whole life carbon assessment

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 33 (Waste water infrastructure) and 34 (Surface water infrastructure) 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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer