

Application ref: 2023/4789/P
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Date: 27 February 2024

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DP9
100 Pall Mall
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details of Waste Water infrastructure and Surface Water infrastructure required by condition 33 and 34 of outline planning permission 2020/5624/P (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: Capacity confirmation letter issued by Thames Water dated 27 October 2023; Email issued by Elliot Wood 26/2/24 confirming approved discharge rates would be met

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

Informatives:

- 1 Reasons for granting approval

Thames Water have confirmed that there would be sufficient sewerage capacity in the adjacent combined sewer network to serve the development. The development has followed the sequential approach to the disposal of surface water using the drainage hierarchy. The approved Surface Water Drainage Statement stated that the propose peak discharge rates for the 1 in 30 year event would be 13.4l/s and the applicant has confirmed that this peak discharge rate would be met. Thames Water have confirmed that on the basis that the surface water hierarchy has been followed and that the flows are restricted to a total of 16.42 l/s then Thames Water would not have any objections to the proposal.

The submitted details demonstrate that the waste water and surface water infrastructure would have sufficient capacity to cope with additional demand and that the amenity of the area would be safeguarded.

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 CC3 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

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer