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**Subject:** RE: Request for Consultation - London Tunnels Planning Application  
(2023/5103/P)

From: Location Enquiries <[REDACTED]>  
Sent: Thursday, April 25, 2024 4:37 PM  
To: Sam FitzPatrick <[REDACTED]>  
Cc: Danny Calver <[REDACTED]>; George Snape <[REDACTED]>  
Subject: RE: Request for Consultation - London Tunnels Planning Application (2023/5103/P)

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

We understand that this is a cross boundary application and the applicant have submitted the same submission to both the City of London and the London Borough of Camden. Therefore, our responses on the City of London Planning Application 23/01322/FULMAJ are also applicable to this planning application 2023/5103/P. Please see our responses on 2023/5103/P below.

Application No: 2023/5103/P  
Site address: Chancery Station House 31-33 High Holborn London Camden WC1V 6AX  
Proposal: Change of use of existing deep level tunnels (Sui Generis) to visitor and cultural attraction (F1), including bar (Sui Generis); demolition and reconstruction of existing building at 38-39 Funnival Street; redevelopment of 40-41 Funnival Street, for the principle visitor attraction pedestrian entrance at ground floor, with retail at first and second floor levels and ancillary offices at third and fourth levels and excavation of additional basement levels; creation of new, pedestrian entrance at 31-33 High Holborn, to provide secondary visitor attraction entrance (including principle bar entrance); provision of ancillary cycle parking, substation, servicing and plant, and other associated works.

Thank you for your consultation.

Though we have no objection in principle to the above planning application, there are a number of potential constraints on the redevelopment of a site situated close to London Underground railway infrastructure.

Therefore, we request that the grant of planning permission be subject to conditions to secure the following:

The development hereby permitted shall not commence until the following documents, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority, which:

- a. provide details on the use of scaffold/tall plant i.e cranes and lifting equipment;
- b. accommodate ground movement impact on all identified LU assets arising from the development construction. A Ground Movement Assessment (GMA) should be submitted to TfL IP for approval;
- c. mitigate the effects of noise and vibration arising from the adjoining operations within the railway structures and tunnels;
- d. no works to commence near or on the boundary with London Underground assets until any party wall agreements required with TfL Engineering, TfL Property or TfL Legal have been agreed and signed by all parties. As shown on Title No. LN170205, London Underground own the Fulwood Place Vent Shaft and other assets located at 31-33 High Holborn;
- e. demonstrate that the Fulwood Place Vent Shaft and its ancillary equipment/facilities will not be impacted by the development.
- f. demonstrate that no ventilation or exhaust gases are discharged into TfL / LUL assets or airspace.
- g. demonstrate that TfL access to the vent shaft from Fulwood Place is not impeded or altered.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

Kind regards,

Tom Li  
Safeguarding Engineer (LU+DLR) | Infrastructure Protection  
5 Endeavour Square | 7th Floor Zone B | Westfield Avenue | E20 1JN