

Application ref: 2024/2977/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Email: David.PeresDaCosta@camden.gov.uk  
Date: 22 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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  
W1T 4TP**

Proposal: Details of lighting strategy required by condition 11 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: Cover letter prepared by DP9 dated 18/07/2024; Condition 11 - Lighting strategy rev P04 prepared by Kier dated 12/07/2024

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

Informative(s):

#### **1 Reasons for granting approval**

A lighting strategy has been provided. This was developed by a specialist lighting engineer accredited by ILE. The lighting design scheme acknowledges the significance of the building within the context and considers the impact on neighbouring properties and site security whilst contributing to reducing crime during working and after hours, thereby enhancing the quality of the building for users.

The lighting design aims to reduce energy consumption and environmental impact of all lighting & control equipment and considers the circular economy. The sustainability strategy also takes into account the BREEAM requirement for energy efficient external lighting with reduced night time pollution levels. The lighting scheme has no up-lighting luminaires on the facade (up-lighters would be limited to L9 terrace tree lighting only) and all luminaires include the careful integration of glare control via facade detailing, cowls or anti glare accessories.

The lighting strategy has been reviewed by Urban Design and the strategy demonstrate that a high quality of amenity and a safe environment would be maintained.

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 D1 and A3 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-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



Daniel Pope  
Chief Planning Officer