

Dear Camden Planning,

I apologise for the delay in responding to this application. Thanks for consulting us on:

2024/4840/P

The Courtyard, Alfred Place 1-7, Store Street 22, Tottenham Court Road 220-226
description: Refurbishment and extension of the building to provide commercial, business and service use (Class E) including infill extension, roof extension and replacement facades to Alfred Place, reconfiguration of entrances and servicing arrangements, rooftop plant equipment, PV panels, new new landscaping, provision of cycle parking and other ancillary works.

We have the following comments:

- TfL would support the Council securing a bond against satisfactory implementation of mitigation measures and access arrangements proposed in the CMP.
- Due to the re-provision of some existing office floorspace, TfL would support the Council securing a Strategic Level Travel Plan contribution of at least £11,348.
- Despite proposed under-provision against London Plan policy T5 requirements, the proposed amount of Cycle Parking is on balance acceptable.
- If possible we request provision by road re-marking and an associated Traffic Order, funded at the applicant's expense, of allocated loading space for Cargo Bikes, adjacent to the existing vehicular loading bays on both sides of Tottenham Court Road, outside M&S Simply Food. The vehicular loading bays should be shortened if possible. This may require a Road Safety Audit (RSA) and is subject to approval of the Council as the relevant highway authority.

Thanks and kind regards,

Gavin McLaughlin MSc; MA; MRTPI
Spatial Planning | City Planning