



**From:** Hiley Andrew [Redacted]  
**Sent:** 20 April 2017 15:09  
**To:** Planning  
**Cc:** Location Enquiries; Thuaire, Charles  
**Subject:** FAO Charles Thuaire re 2017/1611/P; 4 Wild Court & 75 Kingsway London WC2B

**2017/1611/P; 4 Wild Court & 75 Kingsway London WC2B  
Change of use from private college (Class D1) to Hotel (Class C1), erection of new 7th and 8th floor roof extensions, reinstatement of commercial entrance and ancillary café onto Kingsway, and new plant and PV panels on roof**

Thank you for consulting TfL Borough Planning.

Kingsway forms part of the Strategic Road Network (SRN), and the Council is the Highway Authority. As such, I trust, in the event of planning permission being granted, you will require suitable arrangements for construction management to minimise impacts on traffic flow on Kingsway, in particular the bus lane which is adjacent to the site; Kingsway of course being a key central London bus corridor.

The site lies within the central London zone in respect of Crossrail s106 contributions, so the development may be liable for a s106 payment towards Crossrail, in line with the [Crossrail Funding SPG 2016](#).

The site lies near to London Underground (LU) tunnels, so I would recommend that colleagues in LU Infrastructure Protection (cc'd in this email) have an opportunity to comment on the proposal.

Regards

**Andrew Hiley** | Principal Planner | TfL Planning  
**Transport for London** | 10th Floor, Windsor House, 50 Victoria Street, London SW1H 0TL  
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Your ref: 2017/1611/P  
Our ref: 20403-SI-P122

Charles Thuairé  
Development Management  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

25 April 2017

Dear Charles,

**4 Wild Court & 75 Kingsway London WC2B**

It has come to our attention that a planning application has been submitted for the above property for which London Underground has not been consulted.

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 underground tunnels and infrastructure.

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

The development hereby permitted shall not be commenced until detailed design and load calculations (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which:

- provide load calculations
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof

**Reason:** To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

If I can be of further assistance, please contact me.

Yours sincerely

**Shahina Inayathusein**  
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