



London Underground
Infrastructure Protection

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55 Broadway
London SW1H 0BD

www.tfl.gov.uk/tube

Your ref: 2017/1206/P
Our ref: 20403-SI-N123

Robert Lester
Development Management
planning@camden.gov.uk

26 May 2017

Dear Robert,

1-5 Kings Cross Bridge, 281 Pentonville Road & 368 Grays Inn Road London N1 9NW

Thank you for your communication of 26th April 2017.

I can confirm that the planning applicant is in communication with London Underground engineers with regard to the development above. We have the following comments to make on this planning application.

1. Provision of Basement Services - additional details/information required, as the basement slab (Covered Way G143) is retained as part of the development and LU requires assurance loads from the services and types of refuses will not cause any detrimental effect to the integrity of the basements slab.
2. Variation to Condition 3 (method statements) to allow some above ground development to commence prior to the submission/approval of methods statement for the development proposed below ground level.

This amendment could be detrimental to LU and is a breach of the lease, as agreement states developer requires LU consent and approval for works which may have an impact of their infrastructure. The above ground development is reliant on the support and use of various elements below ground and at track level, and to receive and allow above ground works to proceed without awareness of proposals is irresponsible. In term of consenting to works, only activity LU will permit to commence is sift strip (removal of doors/windows/ bathrooms/ kitchens/stud partitions and other non-structural members) which must be listed/itemised.

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

- Basement slab (Covered Way G143) to be retained as part of the development
- Provide assurance that loads from the services and types of refuses will not cause any detrimental effect to the integrity of basement slab

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MAYOR OF LONDON



- The above ground development is reliant on the support and use of various elements below ground and at track level, and to receive and allow above ground works to proceed without awareness of proposals is irresponsible
- Ongoing communication with London Underground Engineer

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

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

We also ask that the following informative is added:

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods;

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

Yours sincerely

Shahina Inayathusein
Information Manager

