

Gentet, Matthias

From: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>
Sent: 30 June 2017 09:36
To: Planning
Cc: Diver, John
Subject: RE: FAO John Diver re 2017/2169/P, Lloyds Bank Plc 145 Finchley Road London NW3 6JJ

Importance: High

FAO John Diver

It has come to our attention that a planning application has been submitted for Lloyds Bank Plc 145 Finchley Road London NW3 6JJ.

However, I can confirm that London Underground Infrastructure Protection has no comment to make on this planning application for change of use.

As from 16th April 2015 TOWN AND COUNTRY PLANNING, ENGLAND-The Town and Country Planning (Development Management Procedure) (England) Order 2015 all railway infrastructure managers have to be consulted on all planning applications within 10m (or zone of interest) of the railway.

London Underground Zone of interest and letter were distributed to all Councils in May 2015.

To ensure safety of the railway I will be grateful if you can confirm our below details are in your system.

All enquiries should be sent to Shahina Inayathusein. Details as below:

Shahina Inayathusein
Information Manager
London Underground Infrastructure Protection 3rd Floor, Albany House
55 Broadway
London SW1H 0BD
Tel: 020 3054 1365
Email: locationenquiries@tube.tfl.gov.uk

Kind regards

Shahina Inayathusein
Information Manager
Infrastructure Protection
London Underground
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NOTE NEW NUMBER 020 3054 1365
Auto: 81365

From: Hiley Andrew
Sent: 16 June 2017 14:16
To: 'planning@camden.gov.uk'

Cc: Location Enquiries; 'John.Diver@camden.gov.uk'

Subject: FAO John Diver re 2017/2169/P, Lloyds Bank Plc 145 Finchley Road London NW3 6JJ

FAO John Diver

Your reference: 2017/2169/P

Address: Lloyds Bank Plc 145 Finchley Road London NW3 6JJ

Proposal: Change of use of ground floor and basement unit from a bank (Class A2) to a mixed use café/restaurant (Sui Generis)

Thank you for consulting TfL Borough Planning.

The site lies on the A41 Finchley Road, which forms part of the Transport for London Road Network (TLRN) and for which TfL is the highway authority.

Due to the nature of the proposal, it is unlikely that there would be an unacceptable residual impact on TfL assets or services. However in respect of the construction/installation phase, I have the following comments:

- The footway and carriageway on Finchley Road must not be blocked during construction/installation. Temporary obstructions during construction/installation must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic.
- All vehicles associated with the development must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.
- No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time.

Dispensation from parking restrictions on Finchley Road may be required to allow construction/installation, further information on which can be found here:

<http://www.tfl.gov.uk/roadusers/redroutes/955.aspx>

Other licences may be required from TfL as Highway Authority for Finchley Road, such as for scaffolding. Further information can be found on the TfL website:

<https://tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

The site lies close to London Underground (LU) Jubilee line tunnels. Due to the nature of the proposals, it seems unlikely that there will be an impact on LU assets during construction/installation, however I have cc'd my colleagues in LU Infrastructure Protection in case they wish to comment separately.

Regards

Andrew Hiley | Principal Planner | TfL Planning

Transport for London | 10th Floor, Windsor House, 50 Victoria Street, London SW1H 0TL

Telephone number: 020 3054 7032 (auto 87032)

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For more information regarding the TfL Borough Planning team, including TfL's *Transport Assessment Best Practice Guidance*, and pre-application advice please visit

<https://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance>

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