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Jack Unit A11
London
E1 6NN

Application Ref: **2017/3390/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

23 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
8 Stukeley Street (nos. 8 & 10 Stukeley Street)
LONDON
WC2B 5LQ

Proposal:
Detailed design and construction method statements required by condition 12 (construction method statement Crossrail) of planning permission 2015/7028/P dated 31/01/2017 for erection of replacement mansard roof extension at no. 8 and installation of new mansard roof extension at no. 10; excavation of a single storey basement extension including lightwell to create additional Class B1 office floorspace; change of use of the ground floor of no. 8 from office to residential associated within the enlargement and reconfiguration of the two 1 bed residential units to create two 2 bed flats; alterations to the ground floor front and rear elevations; erection of first floor rear extension, and creation of external terrace at basement and first floor levels at no. 10.

Drawing Nos: Structural Methodology Statement rev C produced by Fluid. Structures dated May 2017 (ref 24738); Crossrail Vibration Assessment produced by MLM Consulting Engineering Limited dated 20th October 2017.

The Council has considered your application and decided to grant approval of details.



Informative(s):

1 Reason for granting permission-

The submitted Structural Methodology Statement sets out the intended construction method for the construction of a new basement outlining the sequence of the temporary and permanent works to mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels. Following discussions with Crossrail a vibration statement was required to be submitted to demonstrate that the development complies with the criteria defined in Crossrails' published guidance as well as a load take down schedule. The applicant submitted the additional information in the form of vibration assessment.

The information has been fully assessed by Crossrail and demonstrates that the re-radiated noise levels and physical vibration from passing trains expected within the new office units would be within an acceptable level in accordance with Crossrail guidance. Crossrail has confirmed that these details are acceptable. The submitted information therefore meets the requirements of condition 12.

The Covent Garden Community Association has advised that it has no comments to make regarding the details submitted.

As such, the proposed development is in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy

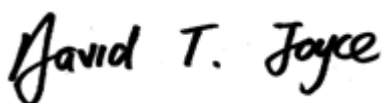
2 You are reminded that conditions 4 (facing brick sample), 5 (windows, doors and roof slate details), 7 (air conditioning details), 11 (Building Regulations Part M4 (2) compliance), and 15b (programme for post-investigation assessment and subsequent analysis for archaeological site investigation) of planning permission 2015/7028/P dated 31/01/2017 are outstanding and require further details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce

Director of Regeneration and Planning