

London Borough of Camden
Planning and Environment Department
5 Pancras Square
London
N1C 4AG

FAO Elaine Quigley

6 September 2018

Ref: FW/137

Your Ref:

Dear Sir/Madam

Application under Section 96A for Non-material amendments to planning permission (2016/2094/P) - 150 Holborn, London, EC1N 2NS

We write on behalf of our client, 150 Holborn Real Estate Limited, to submit an application for non-material amendments to planning permission (Ref: 2016/2094/P).

The application relates to minor amendments to the wording of Condition 39 attached to planning permission 2016/2094/P.

Planning permission was granted on 25 May 2018 for:-

“Demolition of existing buildings and redevelopment for mixed use development up to nine storeys in height comprising 12,862 sqm GIA office floorspace (Use Class B1), 1,480 sqm GIA retail floorspace (Use Class A1-A3), 13 residential units (Use Class C3), improvements to the public realm and all other necessary enabling works”.

Condition 39 currently states:-

“The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- (i) provide details on all structures**
- (ii) accommodate the location of the existing London Underground structures and tunnels**
- (iii) accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.**

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”

M: 07812 140 099 T: 01295 711 928

E: Faye@FWPD.CO.UK

WWW.FWPD.CO.UK

The proposal

Correspondence with LUL is ongoing and it is anticipated that the information to discharge this condition will be ready for submission shortly.

However, with works due to start on site shortly, it is proposed to amend the wording of this condition to provide the developer with greater flexibility in terms of the timing for providing this information.

It is proposed to amend the condition as follows:-

~~The development hereby permitted~~ **Works of construction** shall not be commenced until detailed design and method statements (in consultation with London Underground for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- (i) provide details on all structures
- (ii) accommodate the location of the existing London Underground structures and tunnels
- (iii) accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

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

It should be noted that this condition relates to work at basement level and construction of basement and ground floor structures which will not commence until January 2019 at the earliest.

We look forward to discussing this with you and receiving confirmation that the package has been received.

Should you require any further details in respect of this submission please contact us on 01295 711 928.

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited