

02 August 2019
Crossrail Ref: CRL-IP-0528

Dear John Diver,

2019/3501/P : 60-70 Shorts Garden and 14-16 Betterton Street London WC2H 9AU

Variation of condition 3 (approved plans) of planning permission 2017/2204/P dated 07/11/2018 for redevelopment including refurbishment and extensions to provide a mix of B1/A1/A3/A4/D1/D2/C3 uses, namely to alter internal layouts, external elevation treatment, roof extension form and scale and energy efficiency measures.

Transport for London administers the Crossrail Safeguarding Direction made by the Secretary of State for Transport on 24 January 2008.

Thank you for your letter dated 29 July 2019 requesting the views of the Crossrail on the above application. I confirm that the application relates to land within the limits of land subject to consultation by the Crossrail Safeguarding Direction.

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The implications of the Crossrail proposals for the application have been considered and the detailed design of the proposed development needs to take account of the construction of Crossrail.

Therefore if, as the Local Planning Authority, you are minded to grant planning permission for the development, Crossrail Limited is of the view that **the following condition[s] should be applied:**

Crossrail condition for foundation design and settlement

C1 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling, any other temporary or permanent installations and for site investigations, have been submitted to and approved in writing by the Local Planning Authority which:-

- (i) Accommodate the location of the Crossrail structures including temporary works,
- (ii) Mitigate the effects on Crossrail, of ground movement arising from development
- (iv) Mitigate any short or long term effects on Crossrail, from such things as stray current leakage and effects from Electromagnetic Incompatibility, that might be induced by works associated with installation or decommissioning of electrical installations on the site.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i), (iii) and

(iv) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied.

Crossrail Informative - transmitted groundbourne noise & vibration

- I1 The Developer is recommended to assess and mitigate the possible effects of noise and vibration arising from the operation of Crossrail. (the future Elizabeth Line)

Crossrail condition – concurrent working

- C2 None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Yours sincerely,

Will Orlik
Safeguarding Officer (Crossrail)

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Crossrail (The Elizabeth Line) is a proposed new railway that will link Heathrow and Maidenhead in the west to Shenfield and Abbey Wood in the east using existing Network Rail tracks and new tunnels under Central London.

The Crossrail Bill which was introduced into Parliament by the Secretary of State for Transport in February 2005 was enacted as the Crossrail Act on the 22nd July 2008.

Transport for London (TfL) administers the Crossrail Safeguarding Direction made by the Secretary of State for Transport on 24th January 2008. The Direction was extended on 29th April 2009 (Maidenhead to Reading) and 14th October 2009 (Abbey Wood to Gravesend and Hoo Junction).

You may inspect copies of Plans, Sections, Environmental Statements, Explanatory Notes and Non-Technical Summaries pertaining to Crossrail at specified Libraries, Local Authority Offices or directly from Crossrail Limited. For further information contact [REDACTED]