



Your ref: 2019/3891/P
Our ref: [REDACTED]

Transport for London
Infrastructure Protection

Gavin Sexton
Development Management
[REDACTED]

12 September 2019

Dear Gavin,

155-157 Regent's Park Road London NW1 8BB

It has come to our attention that a planning application has been submitted for the above property.

I can confirm that the planning applicant is in consultation with London Underground on this project. As such we have no objection to the planning application for the property above. However we do ask that a condition is included on any planning permission granted stipulating that:

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:

- provide details on all basement construction and foundations
- accommodate the location of the existing London Underground structures and tunnels
- 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.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012



This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

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

Yours sincerely

Shahina Inayathusein
Safeguarding Engineer (LU+DLR)
TfL Engineering

