



Application ref: 2018/3565/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 5 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Savills UK
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Ground Floor and Basement Units
51-52 Tottenham Court Road
London
W1T 2EH

Proposal:

Excavation of new basement and lowering of existing basement floor level by 1.0m; installation of 2 x new shopfronts.

Drawing Nos: C645_D_TY_001 Rev. B; C645_D_TY_002 Rev. A; C645_E_NE_002 Rev. C; C645_P_00_004 Rev. A; C645_P_B1_004 Rev. A; C645_S_AA_004 Rev. A; C645_S_BB_004 Rev. A; C645_S_CC_004 Rev. A; F000_P_AL_001 Rev. D; F000_P_AL_006 Rev. A; G100_P_00_001 Rev. A; G100_P_AL_001; JA12_D_TY_001; JA12_D_TY_002; JA12_E_NE_001; JA12_P_00_001; JA12_P_B1_001; JA12_S_AA_001; JA12_S_BB_001; JA12_S_CC_001; JC20_E_NE_002 Rev. A; JC20_P_00_002 Rev. A; JC20_P_B1_002 Rev. A; JC20_S_AA_002 Rev. A; JC20_S_BB_002 Rev. A; JC20_S_CC_002 Rev. A; Basement Impact Assessment Project Number 8781 (prepared by Sinclair Johnston, dated June 2018); Basement Impact Assessment Audit Report Rev. F1 January 2019 (prepared by Campbell Reith, dated 02/01/2019); Basement Impact Assessment Audit Report Rev. F1 December 2017 (prepared by Campbell Reith, dated 19/12/2017); Construction Management Plan Pro-Forma (prepared by Caneparo Associates, dated July 2018); Design and Access Statement - Sections 1.0 to 4.0 (prepared by Squire & Partners, dated July 2018); Planning Statement (prepared by Savills, dated 25/07/2018).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans C645_D_TY_001 Rev. B; C645_D_TY_002 Rev. A; C645_E_NE_002 Rev. C; C645_P_00_004 Rev. A; C645_P_B1_004 Rev. A; C645_S_AA_004 Rev. A; C645_S_BB_004 Rev. A; C645_S_CC_004 Rev. A; F000_P_AL_001 Rev. D; F000_P_AL_006 Rev. A; G100_P_00_001 Rev. A; G100_P_AL_001; JA12_D_TY_001; JA12_D_TY_002; JA12_E_NE_001; JA12_P_00_001; JA12_P_B1_001; JA12_S_AA_001; JA12_S_BB_001; JA12_S_CC_001; JC20_E_NE_002 Rev. A; JC20_P_00_002 Rev. A; JC20_P_B1_002 Rev. A; JC20_S_AA_002 Rev. A; JC20_S_BB_002 Rev. A; JC20_S_CC_002 Rev. A; Basement Impact Assessment Project Number 8781 (prepared by Sinclair Johnston, dated June 2018); Basement Impact Assessment Audit Report Rev. F1 January 2019 (prepared by Campbell Reith, dated 02/01/2019); Basement Impact Assessment Audit Report Rev. F1 December 2017 (prepared by Campbell Reith, dated 19/12/2017); Construction Management Plan Pro-Forma (prepared by Caneparo Associates, dated July 2018); Design and Access Statement - Sections 1.0 to 4.0 (prepared by Squire & Partners, dated July 2018); Planning Statement (prepared by Savills, dated 25/07/2018).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 **Basement - approved engineer**
The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

5 Basement - works in accordance with BIA

The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Sinclair Johnston, dated June 2018, as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 January 2019 prepared by Campbell Reith, dated 02/01/2019, and the Basement Impact Assessment Audit Report Rev. F1 December 2017 prepared by Campbell Reith, dated 19/12/2017.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

6 Cycle parking

Prior to occupation, 4 secure and covered cycle spaces shall be provided at basement level, as shown on the approved plans, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities for staff in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

7 London Underground Infrastructure Protection

The development hereby permitted shall not commence 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;
- iv) 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, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

8 Crossrail 2 Infrastructure Protection

The development hereby permitted shall not commence until detailed design and construction method statements for all the ground floor structures, foundations and basements and 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) Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works;
- (ii) Accommodate ground movement arising from the construction thereof;
- (iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures.

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 (i), (ii) and (iii) and of this condition shall be completed, in their entirety, before the ground floor and basement of the buildings are occupied.

Reason: To ensure that the development does not impact on proposed Crossrail 2 transport infrastructure, in accordance with London Plan 2015 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL

payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 Transport for London is prepared to provide to information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements.

In addition, the latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk, which is updated on a regular basis.

- 5 The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.
- 6 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 7 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to be 'D. B. R.', is written over the 'Yours faithfully' text.

Daniel Pope
Chief Planning Officer