

Hazelton, Laura

From: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>
Sent: 02 July 2020 12:24
To: Hazelton, Laura; Planning
Cc: McIlroy Francis; Aish Philip; Burroughs Luke; Lugg Steven
Subject: FW: Consultee letter for PlanningApplication Application: 2020/2431/P
Attachments: M3DF35C.DOC

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Address:
Warren Court
Euston Road
London
NW1 3AA

The Proposed Work:
Demolition of the existing sixth floor and the erection of a replacement single storey extension to provide four residential units.

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

Unfortunately we have no option but to object to this development as this site is supported by a TfL asset and the developer has not contacted TfL to determine whether this changes the loading on the station below.

However, the objection can be lifted once the tenant has determined that the proposals do not alter the loads and request the tenant to contact us.

Should planning permission be granted and these works go ahead it will need to be demonstrated that approval has been granted by London Underground and suitable precautions have been included in the designs to avert any short or long term risk to our assets.

In that instance we request that the grant of planning permission be subject to conditions to secure the following:

The development hereby permitted shall not be commenced until detailed design, method statements and load calculations (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which:

- * provide details on all structures
- * provide amended Legal Agreement for the additional two storeys
- * 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

We also ask that the following informative is added:

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; drainage; excavation; and construction methods.

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.

Kind regards

Shahina Inayathusein MAPM MIAM
Safeguarding Engineer (LU+DLR)
Infrastructure Protection -TfL Engineering
Email: locationenquiries@tfl.gov.uk
Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>

-----Original Message-----

From: Hazelton, Laura <Laura.Hazelton@camden.gov.uk>
Sent: 12 June 2020 09:29
To: Spatial Planning <SpatialPlanning@tfl.gov.uk>
Subject: Consultee letter for PlanningApplication Application: 2020/2431/P

Please find attached Consultee letter for PlanningApplication application 2020/2431/P

Y546378

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