

Hazelton, Laura

Subject: FW: Consultee letter for PlanningApplication Application: 2020/3583/P
Attachments: M3D69B4.DOC

From: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>
Sent: 08 September 2020 08:10
To: Hazelton, Laura <Laura.Hazelton@camden.gov.uk>; Planning <Planning@camden.gov.uk>
Cc: Dresner Melvyn (ST) <Melvyn.Dresner@tfl.gov.uk>
Subject: FW: Consultee letter for PlanningApplication Application: 2020/3583/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Laura

It have come to our attention that a planning application has been submitted for :

Address:
247 Tottenham Court Road
London
W1T 7HH;
3 Bayley Street
London
WC1B 3HA;
1 Morwell Street
London
WC1B 3AR;
2-3 Morwell Street
London
WC1B 3AR; and
4 Morwell Street
London
W1T 7QT.

The Proposed Work:

Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm works including new hard and soft landscaping and works to the public highway, relocation of the existing Santander cycles from Bayley Street to create a pocket park and other associated works.

Please find below our comments:

Though we have no objection in principle to the above planning application there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. Therefore, it will need to be demonstrated to the satisfaction of LUL engineers that:

- the development will not have any detrimental effect on our tunnels and structures either in the short or long term
- the design must be such that the loading imposed on our tunnels or structures is not increased or removed
- we offer no right of support to the development or land

Therefore 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 and method statements (in consultation with London Underground) for each stage of the development for demolition. 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 construction details on all structures
- provide demolition details
- 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, draft London Plan policy T3 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; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting

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@tube.tfl.gov.uk

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>