

Application ref: 2020/5416/P
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Development Management
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Tibbalds Planning and Urban Design Ltd.
19 Maltings Place
169 Tower Bridge Road
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SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**20-23 Greville Street
London
EC1N 8SS**

Proposal:

Details of design and construction methods for all ground floor structures, foundations and basements in relation to the Crossrail Structures (Condition 17) required by planning permission 2018/0910/P dated 16/09/2019 for 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.'

Drawing Nos: 1967-211 rev B, 1967-220 rev A, 1967-223 rev A, 1967-301 rev B, Assessment of Groundborne noise dated 13 November 2020, Piles and Crossrail protection zone dated 2020-08-20, Ground Load Summary for Crossrail dated 17/09/2020, Greville Street Tunnel Assessment Letters dated 11/11/2020 and 08/01/2021, Category II Check Certificates dated 08/01/2021 and 11/01/2021, Greville Street - weight of new structure dated 02/12/2020.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission:

Design details and construction method statements have been submitted for all of the ground floor structures, foundations and basements and other structures below ground level, including piling (temporary and permanent) to discharge condition 17. The details successfully demonstrate the development would:

- (i) Accommodate the proposed location of the Crossrail structures including tunnels, shafts and temporary works,
- (ii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures, and
- (iii) Mitigate the effects on Crossrail, of ground movement arising from development

The details have been reviewed by the Crossrail Safeguarding Officer who has confirmed that they are acceptable and that condition 17 can be discharged.

As such, the submitted details are sufficient in demonstrating the development would safeguard the strategic infrastructure improvement project, Crossrail, in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017.

2 The following conditions require details to be submitted and approved prior to the relevant works: Condition 3 (detailed drawings/samples), Condition 10 (Living roof details and installation), Condition 15 (Plant & equipment).

The following conditions require details to be submitted and approved prior to occupation of the development: Condition 11 (Solar PV details), Condition 12 (Air source heat pump details).

Details have been submitted to discharge Condition 8 (SUDS), Condition 13 (Construction related impacts monitoring), Condition 14 (Ventilation), and Condition 19b (Contaminated land) are pending determination.

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 'DRP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer