

Application ref: 2020/5624/P  
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Date: 12 April 2022

**Development Management**  
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DP9  
100 Pall Mall  
London  
sw1y 5nq

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Outline Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Network Building (95-100 Tottenham Court Road &  
76-80 Whitfield Street) and  
88 Whitfield Street  
London  
W1T 4TP**

Proposal:

Outline application for demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of 'commercial business and service' floorspace (use Class E) along with details of access, scale and landscaping and other works incidental to the application. Details of layout and appearance are reserved.

Drawing Nos: Proposed Outline Parameter Plans :

Prefix: 13538-A-: L-1-07-099 Basement Plan Rev01, L00-07-100 Ground Floor Plan Rev01, L01-07-101 First Floor Plan Rev01, L02\_L06-07-102\_106 Second - Sixth Floor Plan (Typical) Rev01, L08-07-108 Eighth Floor Plan Rev01, L09-07-109 Roof Plan Rev01;

Proposed Outline Parameter Elevations and Sections :

Prefix 13538-A-: E01-07-140 East Elevation Rev01, E02-07-141 South Elevation Rev01, E03-07-142 West Elevation Rev01;

Control Documents:

Revised Development Specification 28 May 2021 V2; Design guidelines (as contained

in Design & Access Statement Outline Application Rev 01) ;

**Supporting drawings:**

Existing drawings : 13538-A-LXX-03-001 Site Location & Proposed Site Plans; Prefix 13538-A-: LG-01-099 Basement Floor Plan, L00-01-100 Rev 1 Ground Floor Plan, L01-01-101 First Floor Plan, L02\_L03-01-102\_103 Second & Third Floor Plan, L04-01-104 Fourth Floor Plan, L05-01-105 Fifth Floor Plan, L06-01-106 Sixth Floor Plan, L07-01-107 Seventh Floor Plan, RF-01-108 Roof Plan, S01-01-110 North / South Section 01, S02-01-111 North / South Section 02, S03-01-112 East / West Section 01, E00-01-120 East Elevation, E01-01-121 South Elevation, E02-01-122 West Elevation, E03-01-123 East Elevation (Cypress Place), E04-01-124 North Elevation (Cypress Place);

Demolition drawings: 13538-A-L08-02-100 Demolition Plan; 13538-A-E01-02-110 Demolition Elevation - Howland Street;

**Supporting documents:**

Archaeological desk-based assessment Issue 2 11/11/20 by MOLA; Energy Statement The Network Building Issue 01 (30 October 2020) by Tft; Air Quality Assessment: J4320A/1/F3 19 November 2020 air Quality Consultants; Preliminary Ecological Appraisal Issue 2.0 10/11/20 by The Ecology Consultancy; Arboricultural Impact Assessment April 2021 ref 200914-PD-11 by Tim Moya Associates; Tree Schedule 200914-PD-10 (BS5837) by Tim Moya Associates; Tree survey 200914-P-10 Sept 2020; Daylight and sunlight report by Point 2 Surveyors Nov 2020 v: Planning V1 ref : P1618; Plant Noise Assessment 27891/PNA1/OA.Rev1 19/11/20 by Hann Tucker; GLA WLC Template\_TNB Office\_V4\_by Tft; GLA\_WLC\_assessment\_template\_Tft\_v4 Life Science; Circularity Strategy Table 1 of Appendix 2 of completed GLA Circular Economy Guidance table; Fire Statement Rev: 3 Issued: 6/08/21 by Norman Disney & Young; Access Statement by Proudlock Associates, Nov 2020; Surface Water Drainage Statement rev P2 10.05.21 by Elliottwood; Transport Statement Nov 2020 by Caneparo Associates; Sustainability Statement [200151/DVPL] by Tft 2020; Financial Viability Assessment with Appendices 1-7 by DS2 18 May 2021; Health Impact Assessment by WYG Final Nov 2020; Heritage Statement and Townscape and Visual Impact Assessment by Donald Insall Associates Nov 2020; Construction Management Plan (and Proforma) Version 1 19/10/20 by Caneparo Associates; Workplace Travel Plan by Caneparo Associated Nov 2020; Statement of Community Involvement by Concilio; Planning Statement by DP9 Nov 2020.

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

**Condition(s) and Reason(s):**

**1 Reserved Matters Approval**

No part of the Development hereby approved in outline shall be commenced until details of (a) Appearance and (b) Layout (the "Reserved Matters") have been submitted to and approved in writing by the Local Planning Authority.

Applications for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this Decision Notice.

The development must be begun not later than either three years from the date of this permission or two years from the final approval of the first Reserved Matters application, whichever is the later.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

## 2 Control and support drawings & documents

The development hereby permitted and all Reserved Matters applications made pursuant to condition 1 shall be in accordance with the approved plans and documents below, other than where those details are altered pursuant to the requirements of the conditions of this planning permission:

Proposed Outline Parameter Plans :

Prefix: 13538-A-: L-1-07-099 Basement Plan Rev01, L00-07-100 Ground Floor Plan Rev01, L01-07-101 First Floor Plan Rev01, L02\_L06-07-102\_106 Second - Sixth Floor Plan (Typical) Rev01, L08-07-108 Eighth Floor Plan Rev01, L09-07-109 Roof Plan Rev01;

Proposed Outline Parameter Elevations and Sections :

Prefix 13538-A-: E01-07-140 East Elevation Rev01, E02-07-141 South Elevation Rev01, E03-07-142 West Elevation Rev01;

Control Documents:

Revised Development Specification 28 May 2021 V2; Design guidelines (as contained in Design & Access Statement Outline Application Rev 01) ;

Supporting drawings:

Existing drawings : 13538-A-LXX-03-001 Site Location & Proposed Site Plans; Prefix 13538-A-: LG-01-099 Basement Floor Plan, L00-01-100 Rev 1 Ground Floor Plan, L01-01-101 First Floor Plan, L02\_L03-01-102\_103 Second & Third Floor Plan, L04-01-104 Fourth Floor Plan, L05-01-105 Fifth Floor Plan, L06-01-106 Sixth Floor Plan, L07-01-107 Seventh Floor Plan, RF-01-108 Roof Plan, S01-01-110 North / South Section 01, S02-01-111 North / South Section 02, S03-01-112 East / West Section 01, E00-01-120 East Elevation, E01-01-121 South Elevation, E02-01-122 West Elevation, E03-01-123 East Elevation (Cypress Place), E04-01-124 North Elevation (Cypress Place); Demolition drawings: 13538-A-L08-02-100 Demolition Plan; 13538-A-E01-02-110 Demolition Elevation - Howland Street;

Supporting documents:

Archaeological desk-based assessment Issue 2 11/11/20 by MOLA; Energy Statement The Network Building Issue 01 (30 October 2020) by TfT; Air Quality Assessment: J4320A/1/F3 19 November 2020 air Quality Consultants; Preliminary Ecological Appraisal Issue 2.0 10/11/20 by The Ecology Consultancy; Arboricultural Impact Assessment April 2021 ref 200914-PD-11 by Tim Moya Associates; Tree Schedule 200914-PD-10 (BS5837) by Tim Moya Associates; Tree survey 200914-P-10 Sept 2020; Daylight and sunlight report by Point 2 Surveyors Nov 2020 v: Planning V1 ref : P1618; Plant Noise Assessment 27891/PNA1/OA.Rev1 19/11/20 by Hann Tucker; GLA WLC

Template\_TNB Office\_V4\_by TFT; GLA\_WLC\_assessment\_template\_TFT\_v4 Life Science; Circularity Strategy Table 1 of Appendix 2 of completed GLA Circular Economy Guidance table; Fire Statement Rev: 3 Issued: 6/08/21 by Norman Disney & Young; Access Statement by Proudlock Associates, Nov 2020; Surface Water Drainage Statement rev P2 10.05.21 by Elliottwood; Transport Statement Nov 2020 by Caneparo Associates; Sustainability Statement [200151/DVPL] by TFT 2020; Financial Viability Assessment with Appendices 1-7 by DS2 18 May 2021; Health Impact Assessment by WYG Final Nov 2020; Heritage Statement and Townscape and Visual Impact Assessment by Donald Insall Associates Nov 2020; Construction Management Plan (and Proforma) Version 1 19/10/20 by Caneparo Associates; Workplace Travel Plan by Caneparo Associated Nov 2020; Statement of Community Involvement by Concilio; Planning Statement by DP9 Nov 2020.

Reason: Any change to the development from the particulars assessed as above might have an impact which has not been identified and assessed. To ensure that the Development is undertaken in accordance with the approved drawings and documents, and otherwise conforms to the principles of sustainable development as described in the National Planning Policy Framework 2019

### 3 Outline parameters: Uses and floorspace permitted

The quantum of built floorspace shall not exceed the maximum floorspace figures specified below in respect of each permitted land use:

- (a) 17225 sqm (GIA) of commercial, business and service uses within Class E(g)(i) (Offices to carry out any operational or administrative functions) and E(g)(ii) (research and development of products or processes);
- (b) 521 sqm (GIA) of retail within class E(a) and/or food & drink for consumption (mostly) on the premises within E(b);
- (c) The total amount of floorspace in the Development shall not exceed 19974qm GEA as stated in the approved Development Specification.

Reason: To ensure that the Development is carried out in accordance with the approved plans and other submitted documents and to ensure that the quantum of floorspace remains within the approved parameters.

### 4 Reserved Matters: Basement Impact Assessment

Applications for Reserved Matters shall be accompanied by a Detailed Basement Impact Assessment which demonstrates that

- a. the finished floor level of the basement would be no deeper than 6.7m below ground level;
- b. the basement dimensions accord with the parameter plans as approved; and
- c. the basement proposals would not cause harm to neighbouring properties and the structural, ground, and water conditions of the area.

All works of basement design and construction shall be carried out in accordance with the detailed Basement Impact Assessment thus approved.

Reason: To safeguard the appearance and structural stability of neighbouring

buildings and the structural, ground and water conditions of the general area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

## 5 Reserved Matters: Energy details

Applications for Reserved Matters shall be accompanied by a Detailed Energy Statement which sets out how the development has followed the first three stages of the energy hierarchy (Be Lean, Be Clean, Be Green) and estimates the regulated CO2 emissions and savings achieved at each stage of the hierarchy.

All works of basement design and construction shall be carried out in accordance with the detailed Energy Statement thus approved.

Reason: To ensure that the development is designed to minimise the effects of climate change and meet the highest feasible environmental standards in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

## 6 Reserved Matters : Design and Access statement

Applications for approval of Reserved Matters pursuant to this permission shall be accompanied by a Design Statement which

- a. explains the underlying approach of the design and explain how it addresses each of the Design Guidelines (as contained in Design & Access Statement Rev 01); and
- b. demonstrates how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the development and how inclusion will be maintained and managed by the development, in accordance with the advice and guidance set out in the Access Statement by Proudlock Associates Nov 2020..

All inclusive measures and features (including those which go beyond Building Regulation requirements such as inclusive facilities management) shall be implemented in accordance with the details thus approved.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

## 7 Reserved Matters : Cycle facilities

Applications for Reserved Matters shall include details of how the development would achieve the level of cycle parking set out in Table 10.2 of the London Plan and its supporting paragraphs, including facilities for disabled cyclists and supporting facilities, and how the facilities would be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards.

The development shall not be occupied until such time as the cycle parking

and associated facilities this approved have been installed and made available for use. All such facilities shall be retained and maintained thereafter.

Reason: To ensure a comprehensive and sustainable development and in order to provide satisfactory provision for cyclists in the development in accordance with policy T5 of the London Plan and T1 of the Camden Local Plan 2017.

## 8 Retail floorspace

Within the area identified as Class E (a-b) on the parameter plans, the development shall provide floorspace of no less than 487sqm GIA of uses within Class E (A retail) and (B sale of food and drink for consumption on the premises) in accordance with the Development Specification and the floorspace shall be retained in retail/food & drink uses for the lifetime of the development.

No more than one shop unit and 50% of the Class E (a/b) floorspace thus provided shall be in food & drink use.

The ground floor of all retail Class E (a) uses shall at all times include a shop front display to the street.

Reason: To ensure that the Development is carried out in accordance with the approved plans and other submitted documents and to safeguard the character, function, vitality and viability of the area and to secure an active retail frontage to assist with passive surveillance and pedestrian activity along Tottenham Court Road in accordance with policies G1, A1, TC1 and TC2 of the Camden Local Plan 2017.

## 9 This condition is intentionally left blank

## 10 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, cctv cameras, television aerials, light fixtures or satellite dishes shall be fixed or installed on the external face of the buildings, other than those shown on the drawings approved as part of Reserved Matters planning approvals.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

## 11 Lighting strategy

Prior to commencement of the relevant part of the development, a lighting strategy for the building and details of light fittings and fixtures to the exterior of the building and to all internal areas within 3m of the external glazing, shall be submitted to and approved in writing by the local planning authority.

The strategy shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter

alia) consideration of the impact of the lighting design on contributing to reducing crime, residential properties around the site, maintenance, whole life cost and energy use.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

## 12 LVMF height restrictions

The height of development within the bounds of LVMF strategic view 2B.1 (Parliament Hill towards the Palace of Westminster) shall not exceed the relevant limits 1-6 set out in the Roof Parameter Plan description of the Development Massing Design Guideline 4.3.5. (as found in the Design & Access Statement rev 1).

No temporary or permanent structures or fixtures shall be present above the parapet line of the building at 59.01m AOD with the exception of the items identified in Design Guideline 4.3.5 (as found in the Design & Access Statement rev 1).

Reason: In order to ensure that roof top accretions do not detract from the appearance of the building, does not detract from the visual amenity of the area and does not infringe or harm protected viewing corridors passing over the application site in accordance with policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and Policy HC4 London View Management Framework.

## 13 Nesting birds

No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive).

Where this is not possible, an ecologist shall be engaged to assess any vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

## 14 Tree protection

Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment by Tim Moya Associates dated April 2021 ref: 200914-PD-11.

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

## 15 Landscaping & biodiversity

Full details of hard and soft landscaping, including a detailed strategy for sustainable maintenance, shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

The details shall identify how the development complies with the Urban Green Factor target of 0.3, and incorporates the recommendations of the Preliminary Ecological Appraisal (Issue 2.0 10/11/20 by The Ecology Consultancy) including:

- a. Wildlife planting to include native species and/or species of recognised wildlife value;
- b. Use of good horticultural practice including use of peat-free composts, mulches and soil conditioners;
- c. A prairie style of border planting for areas of planting beds to enhance the site for birds and bats;
- d. Installation of bird boxes for declining species such as house sparrow and starling; and
- e. Use of bespoke invertebrate habitats.

All such measures shall be installed/carried out in accordance with the details thus approved and maintained in accordance with the maintenance strategy.

Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: In order to ensure a good quality of amenity and to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies A1, A3 and D1 of the Camden Local Plan 2017.

## 16 Living roofs

The building shall incorporate no less 581sqm of green roof of which no less than 370sqm shall be intensive living roof with a substrate of 150-300mm.

Prior to commencement of the building superstructure, full details in respect of the living roofs shall be submitted to and approved in writing by the local planning authority.

Such details shall be incorporate the recommendations of the Preliminary

Ecological Appraisal (Issue 2.0 10/11/20 by The Ecology Consultancy), including :

- a. a specification which is to be drawn up by a company with a proven track record in delivering these features in London;
- b. Any biodiverse green roof should support at least 25 plant species of value to wildlife;
- c. Consideration of combining biodiverse roof with photovoltaic panels (biosolar roof); and
- d. following UK standards (GRO, 2014) and include additional habitat features such as deadwood and varying substrate depths, habitat bricks, temporary pools and deadwood/log piles to provide habitat for a range of insects and birds including black redstart.

And shall also include:

- e. a detailed maintenance strategy;
- f. details of construction and the materials used and sections at a scale of 1:20 showing substrate depth and where appropriate incorporating peaks and troughs to provide variations in habitat; and
- g. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>.

Prior to first occupation the living roofs shall be completed in accordance with the details thus approved and shall thereafter be maintained in accordance with the approved maintenance strategy.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

## 17 LUL infrastructure protection

Prior to the commencement of development, confirmation that agreement has been reached between the developer and London Underground on the detailed design and method statements for each stage of the development and demolition, shall be submitted to and approved in writing by the local planning authority.

The detailed design and method statements shall address each stage of the development for demolition and shall:

- a. Include details on all structures, including foundations, basement and ground floor structures and any other structures below ground level, including piling (temporary and permanent);
- b. demonstrate how the development accommodates the location of the existing London Underground structures and tunnels;
- c. accommodate ground movement arising from the construction thereof; and
- d. 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.

No part of the development shall be occupied until such time as all structures and works required by the agreed design and method statements are completed in their entirety.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with policy T3 of the Local Plan 2017 and London Plan policy T3.

18 Basement engineer

No development shall 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 a 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 and A5 of the London Borough of Camden Local Plan 2017.

19 Terraces hours of use

The use of any roof terraces associated with the development shall not be carried out outside the following times :

0730-2100 Mondays to Saturdays and  
0830-2000 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the nearest residential properties and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

20 Plant Noise

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London

21 No audible music played on terrace

No music shall be played on the roof terraces in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, and A4 and TC1 and TC2 of the London Borough of Camden Local Plan 2017.

22 Vibration

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

23 Plant associated with Retail/Food & Drink uses

Prior to commencement of any hot food cooking in the Class E (b) food & drink floorspace hereby approved, details of how the kitchen extract systems associated with the uses would be ducted to a high level, shall be submitted to and approved in writing by the Local Planning Authority.

Such details shall also include details of the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises.

No primary cooking shall take place within the relevant premises unless all such measures as approved have been installed and are in full working order.

The equipment and any associated odour or noise mitigation measures shall be installed in accordance with the details thus approved and shall thereafter be maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place in the relevant premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the Camden Local Plan 2017.

24 Energy monitoring

Prior to implementation, accurate and verified estimates of the 'be seen' energy performance indicators for the consented development, (see the 'Planning

stage' chapter of the GLA 'Be seen' energy monitoring guidance document) shall be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.

Prior to first occupation, updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development (as per the methodology outlined in the 'As-built stage' of chapter of the GLA 'Be seen' guidance) shall be uploaded to the GLA's monitoring portal, alongside all data and supporting evidence. The submission shall also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators (as outlined in the 'In-use stage' chapter of the guidance document).

Upon completion of the first year of occupation following the end of the defects liability period and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan.

## 25 Circular Economy

The development shall be designed and constructed in accordance with the Circular Economy Strategy as set out in Table 1 of Appendix 2 of the GLA Circular Economy Guidance table.

Reason: In order to ensure resource conservation, waste reduction, increased material re-use and recycling, and reductions in waste going for disposal in accordance with circular economy principles in accordance with policies CC2 (Adapting to climate change) and CC5 (waste) of the London Borough of Camden Local Plan and Policy S17 (Reducing waste and supporting the circular economy) of the London Plan.

## 26 Whole of life carbon

Prior to first occupation and following completion of the building (upon commencement of RIBA Stage 6), the post-construction Whole Life-Cycle Carbon (WLC) Assessment shall be submitted to the Greater London Authority (GLA) using the GLA's WLC assessment template in line with the criteria set out in the GLA's WLC Assessment Guidance and should be submitted along with any supporting evidence required by the guidance.

Reason: In order to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards in

accordance with policies CC1 (Climate change mitigation) and CC2 (adapting to climate change) of the London Borough of Camden Local Plan and Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan.

## 27 Mechanical Ventilation

Prior to commencement of the superstructure, full details of the mechanical ventilation system including air inlet locations and a scheme of maintenance shall be submitted to and approved by the local planning authority in writing.

Air inlet locations should be located away from busy roads and any other emission sources and as close to roof level as possible, to protect internal air quality.

All such measures shall be put in place prior to first occupation of the development and shall thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity of occupiers in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14

## 28 Air Quality Monitoring (construction)

Air quality monitoring should be implemented on site. No development shall take place until

- a. prior to installing at least 2 monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance; and
- b. prior to commencement of development, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the works of demolition and construction, in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

## 29 Emergency generators

Prior to commencement of the superstructure, details of the emergency generators shall be submitted to and approved by the Local Planning Authority in writing.

Such details to include :

- a. consideration of alternative low-NOx/renewable energy technologies and
- b. specification, type, emission details, location and exhaust mechanisms for the chosen plant.

Emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an unplanned/unforeseen loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Noise emitted from any emergency plant and generators hereby permitted shall not increase the representative/typical assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

The maintenance and cleaning of the equipment shall be undertaken in accordance with manufacturer's specifications.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

### 30 Construction machinery

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

### 31 Sustainable Urban Drainage (SUDs)

The development shall provide rain water storage in a blue roof with a minimum of 125 cubic metres of storage volume, collecting from a minimum catchment area of 1550sqm.

Prior to commencement of the superstructure, full details of the sustainable drainage system for the building shall be submitted to and approved in writing by the local planning authority, including details to demonstrate:

- a. System design to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water;
- b. Blue roof runoff rate of no more than 2.7litres/second; and
- c. A lifetime maintenance strategy.

All such systems as approved shall be installed prior to first occupation of the

development, and thereafter retained and maintained in accordance with the approved maintenance strategy.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies

### 32 Rainwater Harvesting feasibility

Prior to commencement of the superstructure, a feasibility study into providing a greywater harvesting system in the development shall be submitted to and approved in writing by the local planning authority.

The study shall include evidence of detailed consideration of:

- a. The design and cost of the system;
- b. cost savings for owner/occupier over a 10 -20 year period;
- c. projected grey water generation;
- d. projected demand for use of grey water;
- e. water savings as a result of the grey water system;
- f. a maintenance strategy; and
- g. payback for the system.

Where the study finds the system to be feasible, having had regard to the above considerations, it shall be installed prior to first occupation in accordance with the submitted details and it shall be retained thereafter and maintained in accordance with the approved maintenance strategy.

Reason: To reduce the consumption of in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies.

### 33 Waste Water infrastructure

Prior to first occupation of the development, details confirming that the developer has reached agreement with Thames Water (or the relevant statutory undertaker) on the waste water infrastructure needs of the development, shall be submitted to and approved in writing by the local planning authority. The confirmation details shall demonstrate that either

1. Waste water infrastructure capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with Thames Water, or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Where a development and infrastructure phasing plan is agreed under (2), the development shall not be occupied other than in accordance with the agreed development and infrastructure phasing plan.

Reason: To ensure that the waste water infrastructure has sufficient capacity to cope with additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policies A1 (Managing the

impact of development) and CC3 (Water and Flooding) of the Camden Local Plan 2017.

#### 34 Surface Water infrastructure

Prior to first occupation of the development, details confirming that the developer has reached agreement with Thames Water (or the relevant statutory undertaker) on the surface water infrastructure needs of the development, shall be submitted to and approved in writing by the local planning authority.

The confirmation details shall demonstrate that either

1. all surface water network upgrades required to accommodate the additional flows from the development have been completed; or
2. a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed under (2), the development shall not be occupied other than in accordance with the agreed development and infrastructure phasing plan.

Reason: To ensure that the surface water infrastructure has sufficient capacity to cope with additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policy A1 (Managing the impact of development) and CC3 (Water and Flooding) of the Camden Local Plan 2017.

#### 35 Piling Methodology

No piling shall take place until details confirming that the developer has reached agreement with Thames Water (or the relevant statutory undertaker) on the piling method statement for the development, has been submitted to and approved in writing by the local planning authority.

The piling method statement to be agreed shall detail the depth and type of piling to be undertaken, the equipment to be used, and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works.

All piling carried out as part of the development must be undertaken in accordance with the terms of the agreed piling method statement.

Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

#### 36 Contaminated Land

Prior to commencement of the basement floor slab, a verification report demonstrating that the contamination remediation works set out in chapters 8 and 9 of the 'Geotechnical and Geo-environmental Interpretative Report Rev 0

October, 2020 by CGL' are complete, shall be submitted to approved in writing by the local planning authority.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11 / now LCRM ). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

### 37 Waste and recycling

Prior to commencement of the superstructure, details of the location, design and method of waste storage and removal including recycled materials, for each permitted use in the development, shall be submitted to and approved by the local planning authority in writing.

Prior to first occupation of each permitted use, the relevant facilities shall be provided as approved and made available for use by the occupiers of the premises. The facilities shall thereafter be retained and the space shall not be used for any other purpose.

Reason: In order to ensure adequate facilities are available and in order to support resource conservation, waste reduction, increased material re-use and recycling, and reductions in waste going for disposal in accordance with circular economy principles in accordance with policies CC2 (Adapting to climate change) and CC5 (waste) of the London Borough of Camden Local Plan and Policy S17 (Reducing waste and supporting the circular economy) of the London Plan.

### 38 Fire Strategy

No works shall commence to the building envelope/facades until a Fire Strategy has been submitted to and approved in writing by the Local Planning Authority.

The Fire Strategy shall be based on the Fire Statement v3 by Norman Disney & Young (dated 06/08/21) and shall be produced by an independent third party suitably qualified assessor, which shall detail

1. the building's construction, methods, products and materials used;
2. the means of escape for all building users : stair cores, escape for those who are disabled or require level access together with the associated evacuation strategy;
3. features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance

plans;

4. access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed; ongoing maintenance and monitoring;

5. how provision will be made within the site to enable fire appliances to gain access to the building; and

6. ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

The development shall not be implemented other than in accordance with the Fire Statement thus approved.

Reason: In order to provide a safe and secure development in accordance with policy D12 of the Publication London Plan 2020.

#### Informative(s):

##### 1 Construction management

You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

##### 2 CIL

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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

##### 3 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 .

4

Works to LB Camden owned and managed tree are to take place by the council's term tree contractors only, contact should be made with the council's tree team via [trees@camden.gov.uk](mailto:trees@camden.gov.uk).

5 Thames Water underground assets:

The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

6 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

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.

8 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

9 You are reminded of the need to accord with the requirements of the Health & Safety Executive about the potential risk to future occupiers from exposure to

radon gas in the basement.

- 10 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 11 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 12 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer