

Application ref: 2020/5631/P
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Date: 14 April 2022

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

DP9
100 Pall Mall
London
sw1y 5nq

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

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

Proposal: Reserved Matters details of layout and appearance for an office building comprising one basement level, ground floor and eight upper floors, and details required by conditions 4 (Basement Impact Assessment), 5 (Energy details), 6 (Design and access statement), 7 (Cycle facilities) and 37 (Waste & recycling), associated servicing and all necessary enabling works, associated with planning application reference 2020/5624/P [for the 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].

Drawing Nos: 13538-A-LXX-03-001 Site Location & Proposed Site Plans;

Existing drawings : 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;

Proposed GA Plans Office Scheme : Prefix 13538-A-: L-1-00-099 Basement Plan, L00-00-100 Ground Floor Plan Rev01, L01-00-101 First Floor Plan Rev01, L02_L06-00-102_106 Second - Sixth Floor Plan (Typical), L07-00-107 Seventh Floor Plan, L08-00-108 Eighth Floor Plan Rev01, L09-00-109 Roof Plan Rev01;

Proposed GA Elevations : Prefix 13538-A-: E01-04-120 East Elevation Rev01, E02-04-121 South Elevation Rev01, E03-04-122 West Elevation Rev01, E04-04-123 North & West Elevations - Cypress Place;

Proposed GA Sections : Prefix 13538-A-: S01-05-110 North/South Section 01 Rev01, S02-05-111 North/South Section 02 Rev01, S03-05-112 East/West Section 01;

Supporting documents:

Structural Engineering Report & Basement Impact Assessment(SER), by Elliottwood 11/11/2020, Rev.P1; BIA Comment Tracker CGL Rev1_RM01, Card Geotechnics Ltd 29/04/2021; Preliminary Basement Impact Assessment(Geotechnical BIA), Rev.2, Card Geotechnics Ltd April 2021; Design and Access Statement Rev 01 12/05/20 by Piercy&Company; Access Statement Office Use 5/11/20 by Proudlock Associates; Air Quality Compliance Statement by Air Quality Consultants 12/11/20; Archaeological desk-based assessment Issue 2 11/11/20 by MOLA; Daylight sunlight compliance Statement by Point 2 24/11/20; Delivery, Servicing and Waste Management Plan by Caneparo Associates Ltd November 2020 ; Energy Statement Issue 1 30/10/20 by TtT; Plant noise assessment 27891/PNA/RMA1.Rev1 19/11/20 by Hann Tucker Associates; Sustainability Statement RM1 Final 20/11/20 by TtT; Heritage Statement and Townscape Visual Impact Assessment statement by Donald Insall Associates 24/11/20; Transport Compliance Statement November 2020 by Caneparo Associates.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans- 13538-A-LXX-03-001 Site Location & Proposed Site Plans;

Existing drawings : 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;

Proposed GA Plans Office Scheme : Prefix 13538-A-: L-1-00-099 Basement

Plan, L00-00-100 Ground Floor Plan Rev01, L01-00-101 First Floor Plan Rev01, L02_L06-00-102_106 Second - Sixth Floor Plan (Typical), L07-00-107 Seventh Floor Plan, L08-00-108 Eighth Floor Plan Rev01, L09-00-109 Roof Plan Rev01;

Proposed GA Elevations : Prefix 13538-A-: E01-04-120 East Elevation Rev01, E02-04-121 South Elevation Rev01, E03-04-122 West Elevation Rev01, E04-04-123 North & West Elevations - Cypress Place;

Proposed GA Sections : Prefix 13538-A-: S01-05-110 North/South Section 01 Rev01, S02-05-111 North/South Section 02 Rev01, S03-05-112 East/West Section 01;

Supporting documents:

Structural Engineering Report & Basement Impact Assessment(SER), by Elliottwood 11/11/2020, Rev.P1; BIA Comment Tracker CGL Rev1_RM01, Card Geotechnics Ltd 29/04/2021; Preliminary Basement Impact Assessment(Geotechnical BIA), Rev.2, Card Geotechnics Ltd April 2021; Design and Access Statement Rev 01 12/05/20 by Piercy&Company; Access Statement Office Use 5/11/20 by Proudlock Associates; Air Quality Compliance Statement by Air Quality Consultants 12/11/20; Archaeological desk-based assessment Issue 2 11/11/20 by MOLA; Daylight sunlight compliance Statement by Point 2 24/11/20; Delivery, Servicing and Waste Management Plan by Caneparo Associates Ltd November 2020 ; Energy Statement Issue 1 30/10/20 by Tft; Plant noise assessment 27891/PNA/RMA1.Rev1 19/11/20 by Hann Tucker Associates; Sustainability Statement RM1 Final 20/11/20 by Tft; Heritage Statement and Townscape Visual Impact Assessment statement by Donald Insall Associates 24/11/20; Transport Compliance Statement November 2020 by Caneparo Associates.

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

2 Design details

Prior to commencement of the relevant works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of typical windows (including jambs, head and cill), ventilation grilles/panels and external doors and canopies
- b) Plan, elevation and section drawings, of the ground floor shop fronts and commercial entrances at a scale of 1:10, including signage zones;
- c) Plan, elevation and section drawings, of the ground floor frontage along Whitfield Street ;
- d) Typical plan, elevation and section drawings of balustrading to terraces;
- e) Details including samples of paving and other hard landscape surface treatments at street level;
- f) Details of ground floor overhang/soffits at street Manufacturer's specification details or samples (as appropriate) of all facing materials;
- g) Details of rooftop plant enclosures.

The relevant works shall be carried out in accordance with the details thus

approved and all approved samples shall be retained on site during construction of the relevant works for the building.

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 D3 of the Camden Local Plan 2017.

3 Details of photovoltaic panels

Prior to commencement of the building superstructure, drawings and data sheets showing the location, height (drawings shall be annotated with AOD levels), of no less than 12no 325Wp panels and associated equipment to be installed on the building shall be submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided.

The equipment shall be installed in accordance with the details approved, and thereafter be permanently retained and maintained in accordance with the agreed schedule of maintenance.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.

4 Details of Heat Pumps

Prior to commencement of above ground works, details of the air source heat pumps and associated equipment to be installed on the building shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include :

- a. drawings confirming the location and layout of the equipment;
- b. design specification documents confirming a Seasonal Performance Factor of at least 2.5;
- c. details of the 'Be Green' stage carbon saving from the devices;
- d. details of the installation of metering including estimated costs to occupants and a commitment to monitor performance of the system post construction; and
- e. A site-specific lifetime maintenance schedule for each system, including safe access arrangements.

The equipment shall be installed in accordance with the details approved, and thereafter be permanently retained and maintained in accordance with the agreed schedule of maintenance.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policies CC1 (Climate

change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.

Informatives:

1 Outline conditions

The following conditions on the outline permission (ref 2020/5246/P) relating to this reserved matters and approval of details application are now partially or wholly discharged: 4 (Basement Impact Assessment), 5 (Energy details), 6 (design and access statement), 7 (cycle facilities) and 37 (waste and recycling). You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.

2 Use of the public highway

This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

3 Building Regulations

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).

4 Party Wall Matters

Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

5 Tree works

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.

6 Camden's Minimum Requirements for Construction Activities

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) 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.

7 Postal Address

If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

8 s106 Legal Agreement

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, Placeshaping Service, Urban Design and Development Team, 2nd Floor, 5 Pancras Square, London, N1C 4AJ.

9 Advertisement consent

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 or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer