

Application ref: 2020/5638/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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://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 a building with lab-enabled use comprising one basement level, ground floor and seven 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 Plans: Prefix NET-HOK-ZZ-DR-A-: 101 Basement RevB, 102 Level 0 RevC,

103 Level 1 RevC, 104 Floor Plan - Level 2-5 (typical) RevB, 108 Level 6 RevB, 109 Level 7 RevC, 110 Roof RevC;

Proposed GA Sections : Prefix NET-HOK-ZZ-DR-A-: 201 Section A-A RevC, 202 Section B-B RevB;

Proposed GA Elevations : Prefix 13538-A-: E01-04-130 East Elevation Rev1, E02-04-131 South Elevation Rev1, E03-04-132 West Elevation Rev1, E04-04-133 North & West Elevations - Cypress Place Rev0;

Supporting documents: Access Statement Life Science scheme 11/11/20 by Proudlock Associates; 201118 gla\_carbon\_emission\_reporting\_spreadsheet\_v1.2\_2020; Basement Structures and Construction Report (BSCR report), 20/11/2020, Rev.P03, AKT II Ltd; Structural Engineering Report & Basement Impact Assessment(SER), by Elliottwood 11/11/2020, Rev.P1; LBC Comment Tracker (Laboratory Scheme) ref.CGL\_09528B Card Geotechnics Ltd; Preliminary Basement Impact Assessment (Geotechnical BIA), RM02 Lab Scheme, April 2021, Rev.1, Card Geotechnics Ltd; Pile Installation Case Studies, April 2021, Card Geotechnics Ltd; Delivery, Servicing and Waste Management Plan by Arup & Partners 18/11/20; Daylight sunlight compliance Statement by Point 2 24/11/20; Laboratory Emissions Study by Arup & Partners 23/10/20; Energy Statement by Arup & Partners Issue 18/11/20; Transport Compliance Statement November 2020 by Caneparo Associates; Sustainability Statement RM2 Final 20/11/20 by Tft; Plant noise assessment 27891/PNA/RMA2.Rev1 19/11/20 by Hann Tucker Associates; Heritage Statement and Townscape Visual Impact Assessment statement by Donald Insall Associates 24/11/20; Archaeological desk-based assessment Issue 2 11/11/20 by MOLA.

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 Plans: Prefix NET-HOK-ZZ-DR-A-: 101 Basement RevB, 102 Level 0

RevC, 103 Level 1 RevC, 104 Floor Plan - Level 2-5 (typical) RevB, 108 Level 6 RevB, 109 Level 7 RevC, 110 Roof RevC;

Proposed GA Sections : Prefix NET-HOK-ZZ-DR-A-: 201 Section A-A RevC, 202 Section B-B RevB;

Proposed GA Elevations : Prefix 13538-A-: E01-04-130 East Elevation Rev1, E02-04-131 South Elevation Rev1, E03-04-132 West Elevation Rev1, E04-04-133 North & West Elevations - Cypress Place Rev0;

Supporting documents: Access Statement Life Science scheme 11/11/20 by Proudlock Associates; 201118  
gla\_carbon\_emission\_reporting\_spreadsheet\_v1.2\_2020; Basement Structures and Construction Report (BSCR report), 20/11/2020, Rev.P03, AKT II Ltd; Structural Engineering Report & Basement Impact Assessment(SER), by Elliottwood 11/11/2020, Rev.P1; LBC Comment Tracker (Laboratory Scheme) ref.CGL\_09528B Card Geotechnics Ltd; Preliminary Basement Impact Assessment (Geotechnical BIA), RM02 Lab Scheme, April 2021, Rev.1, Card Geotechnics Ltd; Pile Installation Case Studies, April 2021, Card Geotechnics Ltd; Delivery, Servicing and Waste Management Plan by Arup & Partners 18/11/20; Daylight sunlight compliance Statement by Point 2 24/11/20; Laboratory Emissions Study by Arup & Partners 23/10/20; Energy Statement by Arup & Partners Issue 18/11/20; Transport Compliance Statement November 2020 by Caneparo Associates; Sustainability Statement RM2 Final 20/11/20 by Tft; Plant noise assessment 27891/PNA/RMA2.Rev1 19/11/20 by Hann Tucker Associates; Heritage Statement and Townscape Visual Impact Assessment statement by Donald Insall Associates 24/11/20; Archaeological desk-based assessment Issue 2 11/11/20 by MOLA.

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), number of panels and predicted energy generation of no less than 52.4kWp of photovoltaic cells 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 Life-science Cycle Access point feasibility**

Prior to commencement of development, a feasibility study into re-locating the building cycle access point from Cypress Place to a street facing location on the buildings perimeter shall be submitted to and approved in writing by the local planning authority.

Where the re-location is demonstrated to be feasible the study shall be accompanied by detailed drawings detailing the outcome and its implications for internal layouts.

Where the re-location is demonstrated to be unfeasible and impractical, the study shall provide detailed evidence of options explored and full full justification; and shall also include details of safety and access measures to be taken within the service yard to ensure encouragement and promotion of inclusive cycling, to be designed in accordance with the London Cycling Design Standards.

The outcomes of the study shall be implemented in accordance with the approved submission prior to first use of the building and thereafter retained and maintained.

Reason: To reduce the consumption of in accordance with policies c6 (Access for all), T1 (Prioritising walking and cycling) and D1 (design) of the London Borough of Camden Local Plan Policies.

## **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](mailto: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](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.

## **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](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).

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