

Application ref: 2022/3048/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)  
Date: 18 August 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 Details Granted**

Address:

**Network Building**  
**95-100 Tottenham Court Road**  
**London**  
**Camden**  
**W1T 4TP**

Proposal: Details pursuant to condition 17 (agreement with London Underground on design and method statements) of planning permission 2020/5624/P granted on 12/02/2022 for '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'

Drawing Nos: Northern Line Tunnel Impact Assessment (Soiltechnics - June 2022)

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

Informative(s):

1 Reason for approving details:

The application is for the approval of details pursuant to condition 17 of outline planning permission 2020/5624/P. The planning permission gave consent for a

nine storey commercial building plus single storey basement and condition 17 seeks confirmation that London Underground are agreeable to the design and method statements for :

- i) structures, including foundations, basement and ground floor structures and any other structures below ground level, including piling (temporary and permanent)
- ii) London Underground structures and tunnels
- iii) ground movement arising from the construction
- iv) effects of noise and vibration arising from the adjoining operations within the structures and tunnels

A Northern Line Tunnel Assessment has been submitted and this includes an assessment of the structural effects on the stability of London Underground tunnels.

The report concludes :

'The modelling demonstrates that the change in stress at crown level of the Northern Line and Home Office tunnels is less than +10kN/m<sup>2</sup> . The modelling further predicts that settlement of the tunnel crowns and inverts will be negligible'.

Transport for London Spatial Planning has raised no objections to the details.

Transport for London (Infrastructure Protection) note that the report assesses the following impacts:

- i) Change in stress at tunnel crown level
- ii) Potential settlement at crown level
- iii) Potential settlement beneath tunnel
- iv) Change in curvature of the longitudinal axis of the tunnel

Transport for London note that the predicted values are within acceptable values and no objections are raised. It is recommended that ongoing communication with TfL IP shall be required during the works and regular programme updates shall be provided by the project and that pre and post construction schedule of condition surveys of the zone of influence of the Northern Line tunnels are undertaken.

Informatives are added accordingly (see below).

As such, the proposed details are in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017 and Policy T3 of the London Plan 2021.

- 2 Ongoing communication with Transport for London Infrastructure Protection shall be required during the works and regular programme updates shall be provided by the project.
- 3 Transport for London Infrastructure Protection advise that the applicant may wish to consider completing both a pre and post construction schedule of

condition survey of the zone of influence of the Northern Line tunnels.

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 centered on the page.

Daniel Pope  
Chief Planning Officer