

From: Inayathusein Shahina
Sent: 05 September 2022 12:00
To: Sofie Fieldsend; Planning Planning
Subject: RE: Consultee letter for Planning Application Application: 2022/3553/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Address:
104 A Finchley Road
London
Camden
NW3 5EY

The Proposed Work:

Demolition of existing petrol filling station and associated convenience store (sui generis), and erection of a six-storey building comprising ground floor commercial space (Class E) and flexible commercial/educational space for UCS Pre-Prep (Class E/F1), and 31 flats (C3) (12x 1beds, 15x2beds and 4x 3beds) above

Thank you for your communication .

Though we have no objection in principle to the above planning application there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. It will need to be demonstrated to the satisfaction of TfL Infrastructure Protection engineers that:

- the development will not have any detrimental effect on our tunnels and structures either in the short or long term
- the design must be such that the loading imposed on our tunnels or structures is not increased or removed
- we offer no right of support to the development or land

Therefore we request that the grant of planning permission be subject to conditions to secure the following:

The development hereby permitted shall not be commenced until detailed design and method statements and load calculations (in consultation with TfL Infrastructure Protection), have been submitted to and approved in writing by the local planning authority which:

- provide demolition details
- Site specific Risk Assessments and Method Statements (RAMS) to be agreed with TfL Engineering for each stage of the development for any activities temporary or permanent (e.g. groundworks, excavations, piling, etc.) The RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing

- Provide details of any changes in loading to London Underground's infrastructure due to works including temporary works are to be issued to TfL Engineering Infrastructure Protection for review and comment/approval
- Provide details on the erection and use of tall plant (e.g. tower cranes, mobile cranes and piling rigs) prior to commencement of works accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels- No claims to be made against TfL or London Underground by the Local Authority, developer or tenants for any noise or vibration resulting from London Underground running, operating and maintaining the adjacent railway

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

We also ask that the following informative is added:

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; drainage; excavation; and construction methods;

This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

Kind regards

Shahina Inayathusein MAPM MIAM

-----Original Message-----

Subject: Consultee letter for PlanningApplication Application: 2022/3553/P

Please find attached Consultee letter for PlanningApplication application 2022/3553/P

Y602200

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