

Application ref: 2022/2577/P
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Date: 21 July 2022

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DP9
100 Pall Mall
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undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Partial discharge of condition 24 (prior to implementation details of estimates of the 'be seen' energy performance indicators) of planning permission 2020/5624/P dated 11/04/2022 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).

Drawing Nos: Cover letter dated 16/06/2022 (ref. DP4866/JP/HW/JMP) and 'Be Seen' Reporting Spreadsheet.

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

Informative(s):

- 1 Reasons for approval.

A copy of the 'Be Seen Spreadsheet' for the Network Building Development which details the accurate and verified estimates of the 'Be Seen' energy

performance indicators has been submitted. As required by the planning condition, the details have been submitted to the GLA via their online Web Form and they have confirmed receipt. These details were also submitted to the Council's Planning Obligations team to discharge the Energy Efficiency and Renewable Energy Plan Definition (IV, Part a) detailed within Schedule 3, Part 5 of the section 106 agreement.

The details are acceptable and partially discharge condition 24 in terms of the prior to implementation requirements. Further details are required prior to occupation and one year after first occupation. These elements remain reserved.

No third party consultation responses have been received in response to this application, other than confirmation from the GLA.

As such, the proposed details would ensure that the actual operational energy performance is minimised in accordance with the requirements of Policy SI 2 of the London Plan 2022.

- 2 You are reminded that conditions 11 (lighting strategy); 14 (tree protection); 15 (landscaping and biodiversity); 16 (living roofs); 17 (LUL infrastructure protection); 23 (plant for retail/food/drink uses); 24 (partial - energy monitoring); 26 (whole life carbon); 27 (mechanical ventilation); 28 (air quality monitoring); 29 (emergency generators); 31 (SuDs); 32 (rainwater harvesting feasibility); 33 (waste water infrastructure); 34 (surface water infrastructure); 35 (piling methodology); 36 (contaminated land); 37 (waste and recycling); 38 (fire strategy) of planning permission 2020/5624/P are outstanding and require details to be submitted and approved.

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