

Application ref: 2022/2792/P
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Date: 9 September 2022

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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:

Details of air quality monitoring (report) pursuant to condition 28 of outline permission (ref. 2020/5624/P dated 12/04/2022) 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 business floorspace (Use Class E) along with details of access, scale, landscaping and other works.

Drawing Nos: Air Particle (Dust) Baseline Monitoring Report (for 24/03/2022 to 23/06/2022) (Hann Tucker Associates 23/06/2022)

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

Informative(s):

- 1 Reason for approval of details :

The application is for the approval of details pursuant to condition 28 of outline planning permission 2020/5624/P dated 12/04/2022 which seeks a) full details of the air quality monitors and b) evidence that the monitors have been in place

for at least 3 months prior to the proposed implementation date. The air quality monitors are required to be for the duration of the demolition and construction works, as approved.

An Air Particle (Dust) Baseline Monitoring Report (for 24/03/2022 to 23/06/2022) has been submitted. Two positions were monitored, one on Whitfield Street and one on Tottenham Court Road.

The Council's Air Quality Officer has considered the report and noted that the submission fulfils the requirements of the condition in full.

The air quality monitoring results demonstrate that particle levels are within the guidance noted in the condition (the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance) and the details pursuant to the condition can therefore be approved.

The full impact of the proposed development has already been assessed. The proposed details would safeguard the amenity of adjoining premises and the area generally.

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As such, the proposed development is in general accordance with policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that the following conditions attached to planning permission 2020/5624/P dated 12/04/2022 are outstanding and require the submission and approval of details:

Pre-commencement:

1 Reserved matters (conditions 2 - 4 of 2020/5631/P)

24 Be Seen Energy Indicators (part)

35 (prior to piling) - Piling methodology

36 (prior to commencement of basement floor slab) - Contaminated land

Prior to commencement of superstructure:

16 Living roofs

27 Mechanical ventilation

29 Emergency generators

31 Sustainable Urban Drainage (SUDs)

32 Rainwater harvesting feasibility

Prior to commencement of above ground works:

4 Details of heat pumps

Prior to completion of superstructure:

3 Details of photovoltaic panels

Prior to building envelope/facades:

38 Fire Strategy

Pre relevant works:

11 Lighting strategy

15 Landscaping & biodiversity

Pre-occupation:

26 Whole life carbon assessment

33 Waste water infrastructure

34 Surface water infrastructure

Pre-use:

23 Plant associated with retail/food & drink uses

One year after occupation:

24 In use energy performance data

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 typed name and title.

Daniel Pope
Chief Planning Officer