

Application ref: 2022/2939/P  
Contact: Laura Dorbeck  
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Date: 28 September 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**247 Tottenham Court Road**

**London**

**W1T 7HH;**

**3 Bayley Street**

**London**

**WC1B 3HA;**

**1 Morwell Street**

**London**

**WC1B 3AR;**

**2-3 Morwell Street**

**London**

**WC1B 3AR; and**

**4 Morwell Street**

**London**

**W1T 7QT.**

Proposal:

Piling method statement required by condition 26 of Planning Permission 2020/3583/P dated 30/07/2021 for the 'Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works'.

Drawing Nos: 12778B-F 1 of 2 and 2 of 2, 00100 T3, 00101 T3, 00102 T2, 20950 T7, 20980 T6, 20990 T6, 21000 T5, 21001 T4, 25000 T4, 25001 T4, 25002 T4, 25003 T5, 25004 T5, 25005 T5, 25006 T5, 25200 T5, 25201 T6, Thames Water Utilities Impact Assessment Rev 1 dated Sept 2021, Group Task Briefing - CFA - Boring to depth and constructing a pile ref: 05.16.23, Group risk assessment ref: 05.11. No 03 Risk Assessment Manual Handling, Group method statement dated 22/06/22, Thames Water letter dated 18/08/2022 ref: X2039/1623 v1, and cover letter by Gerald Eve dated 08/07/2022.

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

Informative(s):

1 Reasons for granting approval

Condition 26 required a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) to be submitted for approval and prepared in consultation with Thames Water.

A piling method statement, including detailed piling diagrams, a risk assessment, Thames Water utilities impact assessment, drainage surveys, and utilities and tunnels constraints plans, has been submitted to discharge this condition. The information has been reviewed by Thames Water who has confirmed that the information is acceptable and that condition 26 can be discharged.

As such, the proposed details would ensure the development safeguarded existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

2 Thames Water have reviewed the information provided and agree to discharge Condition 26. This is based on the understanding that piling/demolition works are carried out in accordance with Thames Water Letter Ref X2039/1623v1. Please advise Thames Water if these plans change so that they can re-assess the risk to their assets.

Demolition, piling and excavation works all have the potential to adversely impact Thames Water assets. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.

Plans of Thames Water apparatus can be obtained through their website at [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk).

Please contact Developer Services if you wish to discuss further (0800 009 3921 or by email at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) with email subject FAO Asset Protection Team). Please use the following reference in all future

correspondence: DTS 66637.

- 3 You are reminded that Condition 9 (Noise standards), Condition 20 (Waste storage / removal), Condition 30 (NO2 filtration details), Condition 31 (Bird and bat boxes), Condition 32 (Biodiversity enhancements), Condition 35 (Details of PV panels), Condition 36 (Landscaping details), Condition 37 (Green Roof details), Condition 39 (Air source heat pump details), Condition 41 (Diversion of waste from landfill), Condition 42 (Fire statement) of planning permission granted on 30/07/2021 under reference 2020/3583/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,

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer