

Application ref: 2022/3812/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)  
Date: 28 September 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:

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

Proposal: Details pursuant to condition 32 (Rainwater Harvesting Feasibility) of outline planning permission 2020/5624/P granted (subject to a legal agreement) on 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 'commercial business and service' floorspace (use Class E).

Drawing Nos: Rainwater Harvesting and Greywater System Analysis (Norman, Disney & Young - August 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 32 of outline planning permission 2020/5624/P which requires the submission and approval of a feasibility study into providing a greywater harvesting system in the development prior to the commencement of the superstructure.

A Rainwater Harvesting and Greywater Sytem Analysis has been submitted.

The Analysis indicates that the payback period exceeds the expected life of the equipment. A 20 year payback period is typically acceptable but the payback in this case would be over 25 years, which would not be viable given the overall project initial and maintenance costs.

The Council's Sustainability Officer has considered the analysis and noted that the payback period for implementation of the system exceeds the maximum expected payback period of 20 years. Therefore a rainwater & greywater harvesting system would not be viable and the condition can be considered as having been discharged.

The full impact of the proposed development has already been assessed.

The submission is in general accordance with policy CC3 (Water and flooding) of the London Borough of Camden Local Plan 2017.

- 2 You are advised that the following conditions attached to planning permission 2020/5624/P 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)

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer