

From: Location Enquiries [REDACTED]
Sent: 29 December 2022 15:06
To: Planning Planning
Subject: RE: Consultee letter for Planning Application Application: 2022/5446/P

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Good morning,

Application No: 2022/5446/P

Site address: 112 A Great Russell Street London Camden WC1B 3NP

Proposal: Variation of conditions 2 (approved plans), 3 (air quality), 6 (cycle storage), 9 (noise), 10 (drainage) and 14 (hotel bedroom number) of planning permission ref: 2015/3605/P allowed at appeal ref: APP/X5210/W/16/3147078 dated 04/10/2016, as amended by 2020/1438/P dated 01/06/202

Thank you for your consultation.

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.

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

The development hereby permitted shall not commence until the following (in consultation with London Underground) have been submitted to and approved in writing by the local planning authority:

- ∞ Mitigate the effects of noise and vibration on adjoining operations within the railway structures and tunnels arising from construction and the development.
- ∞ Mitigate the effects of noise and vibration on the development arising from adjoining operations within the railway structures and tunnels.
- ∞ No claims to be made against TfL or London Underground by the tenants, occupants or lessees of the development 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

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,

Tom Li

Safeguarding Engineer (LU+DLR) | Infrastructure Protection
5 Endeavour Square | 7th Floor Zone B | Westfield Avenue | E20 1JN



From: Neil McDonald [REDACTED]
Sent: 15 December 2022 19:08
To: Location Enquiries [REDACTED]
Subject: Consultee letter for PlanningApplication Application: 2022/5446/P

Please find attached Consultee letter for PlanningApplication application 2022/5446/P

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