

Application ref: 2022/5121/P
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Date: 29 December 2022

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DP9
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details pursuant to condition 35 (Piling Methodology) of outline planning permission 2020/5624/P granted 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 of 'commercial business and service' floorspace (Class E) along with details of access, scale and landscaping and other works incidental to the application)

Drawing Nos: Piling Method Statement (Keltbray - October 2022), Thames Water letter (X2039-1750 2170754 - 14/12/2022)

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

Informative(s):

- 1 Reason for approval of details :

Condition 35 of outline planning permission 2020/5624/P requires submission of details of the piling methodology with the agreement of Thames Water; it was imposed to safeguard the existing public sewer infrastructure, controlled

waters and the structural stability of the neighbouring structures.

The application includes a Piling Methodology Statement by Keltbray which itself includes sectional drawings of the piles and information on scope of works, enabling activities, access & logistics, method of work, permits, hazards / risks identification, resources.

Consultation has been undertaken with Thames Water who have confirmed that the piling methodology statement is acceptable and that condition 35 can be discharged.

This is based on the understanding that piling/demolition works are carried out in accordance with the Thames Water letter Ref X2039-1750-2170754. This sets out the water infrastructure which has been considered, the documents and drawings which have been considered and sets out the surveys and monitoring which should be undertaken, e.g. pre-condition survey, vibration monitoring, ground movement monitoring, post condition survey.

As such, Thames Water letter Ref X2039-1750-2170754 is listed as an application document, in accordance with which the development should be undertaken.

The full impact of the proposed development has already been assessed. The details are thus in general accordance with policy CC3 (Water and flooding) of the London Borough of Camden Local Plan 2017.

2 Thames Water advise that:

This approval is based on the understanding that piling/demolition works are carried out in accordance with Thames Water Letter. Ref X2039-1750-2170754. Please advise Thames Water if these plans change so that we can re-assess the risk to our 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 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 with email subject FAO Asset Protection Team). Please use the following reference in all future correspondence: DTS 59260.

3 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)
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-commencement of 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



Daniel Pope
Chief Planning Officer