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**From:** Luke Raistrick <luke@centroplan.co.uk>  
**Sent:** 11 January 2023 13:56  
**To:** Location Enquiries  
**Cc:** Neil McDonald  
**Subject:** RE: Consultee letter for Planning Application 2022/5446/P

Hi Tom,

Same to you.

The developer's Head of Construction has just confirmed to me that there is nothing in the basement levels that would cause electromagnetic interference.

Kind regards,

Luke Raistrick MPlan MRTPI  
Managing Director  
Centro Planning Consultancy  
104 St John Street, London EC1M 4EH  
Mob: [REDACTED]  
Tel: 0203 302 1855  
[luke@centroplan.co.uk](mailto:luke@centroplan.co.uk)  
[www.centroplan.co.uk](http://www.centroplan.co.uk)

# CENTRO

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**From:** Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>  
**Sent:** 11 January 2023 10:53  
**To:** Luke Raistrick <luke@centroplan.co.uk>  
**Cc:** 'Neil McDonald' <Neil.McDonald@camden.gov.uk>  
**Subject:** RE: Consultee letter for Planning Application 2022/5446/P

Happy New Year Luke,

Could you please confirm that the electrical substation as shown on the submitted drawings (Drawing No. 8500109674B rev1 & E01 Rev 2) in support of the discharge of condition 12 is the only electrical equipment within the property that is likely to create electromagnetic interference?

I appreciate your reply.

Kind regards,

**Tom Li**

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



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**From:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Sent:** 11 January 2023 10:43  
**To:** Location Enquiries <[SMBLocationEnquiries@tfl.gov.uk](mailto:SMBLocationEnquiries@tfl.gov.uk)>  
**Cc:** 'Luke Raistrick' <[luke@centroplan.co.uk](mailto:luke@centroplan.co.uk)>  
**Subject:** RE: Consultee letter for Planning Application 2022/5446/P

Hi Tom,

The electrical substation will be installed at the top of the -4 ramp (changed from the 2016 approved scheme which was -5 ramp). I am copying in the Planning Agent Luke Raistrick in case there are further queries arising from this. I am happy for him to contact you directly but bearing in mind that I would need to receive final observations by close of Friday to include those in my report to Committee.

Regards

Neil McDonald  
Team Manager (South), Development Management

Telephone: 020 7974 2061

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**From:** Location Enquiries <[SMBLocationEnquiries@tfl.gov.uk](mailto:SMBLocationEnquiries@tfl.gov.uk)>  
**Sent:** 11 January 2023 09:22  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Subject:** RE: Consultee letter for Planning Application 2022/5446/P

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Good morning Neil,

Our TfL IP engineer has reviewed the electrical drawings and would like to ask for clarification from the applicant/his agent about the electrical substation location. Could you please send us the contact person or ask them to contact us directly ([smblocationenquiries@tfl.gov.uk](mailto:smblocationenquiries@tfl.gov.uk))? Thanks a lot.

Kind regards,

**Tom Li**  
Safeguarding Engineer (LU+DLR) | Infrastructure Protection  
5 Endeavour Square | 7<sup>th</sup> Floor Zone B | Westfield Avenue | E20 1JN





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**From:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Sent:** 05 January 2023 10:30  
**To:** Location Enquiries <[SMBLocationEnquiries@tfl.gov.uk](mailto:SMBLocationEnquiries@tfl.gov.uk)>  
**Subject:** RE: Consultee letter for Planning Application 2022/5446/P

Hi Tom,

Thanks for your quick response. I can confirm the discharge of condition 12 is being sought as part of application 2022/5446/P –I will check the application description and iron out any discrepancies later today; although the main purpose of the application is changes to the drawings increasing the number of hotel rooms by internal subdivisions although that shouldn't affect TfL's interests. Because of the committee deadline which is dictated by the Planning Inspectorate's deadlines on an appeal against the refusal of a similar application (but which didn't include the electrical details) last year, there is little flex in the response time. I could wait until close of business on the 13<sup>th</sup> if that helps at all? Do let me know if there is any other information you think that could assist in helping you with your response.

Many thanks,  
Regards,

Neil McDonald  
Team Manager (South), Development Management

Telephone: 020 7974 2061

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**From:** Location Enquiries <[SMBLocationEnquiries@tfl.gov.uk](mailto:SMBLocationEnquiries@tfl.gov.uk)>  
**Sent:** 05 January 2023 10:03  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Subject:** RE: Consultee letter for Planning Application 2022/5446/P

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Dear Neil McDonald,

We noted that there is a discrepancy in the description about the discharge of conditions for the Planning Application 2022/5446/P. Condition 12 is missing in the consultee letter while it is stated in the application form (please see extracts below). Would you please clarify if the discharge of condition 12 is included in the PA 2022/5446/P.

Assuming that condition 12 is included in this consultation, as the engineer in charge is on leave till early next week and the respond time is by 12<sup>th</sup> January, we would like to request for more time to review the drawings to check if condition 12 can be discharged. I appreciate your reply.

Extracted from the Consultee Letter emailed to us on 15 Dec 2022

**The Proposed Work:**

**Variation of conditions 2 (approved plans), 3 (air quality), 6 (cycle storage) and 14 (hotel bedroom number) of planning permission allowed at appeal ref: APP/X5210/W/16/3147078 dated 04/10/2016, 2020/1438/P dated 01/06/2020, for 'Change of use of part ground floor levels -4 and -5 from Car Park (sui generis) to hotel (Class C1), including openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place', namely to: increase the number of hotel bedrooms from 14 to 20, and associated internal and external alterations on ground floor elevations on Great Russell Street and Adeline Place.**

Extracted from the Application Form

**Please state the condition number(s) to which this application relates**

Condition number(s)

2, 3, 6, 9, 10, 12 and 14

Kind regards,

**Tom Li**

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



**From:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Sent:** 04 January 2023 23:49  
**To:** Location Enquiries <[SMBLocationEnquiries@tfl.gov.uk](mailto:SMBLocationEnquiries@tfl.gov.uk)>  
**Subject:** Consultee letter for Planning Application 2022/5446/P

Dear Tom Li,

Thank you for responding to the application for an underground hotel at 112A Great Russell Street London WC1B 3NP.

You have responded that you have no objection to the proposal subject to us attaching conditions to any permission. However the application, which is for the variation of the approved plans condition, relates to the permission 2015/3605/P already granted on appeal. The appeal consent included a condition (12) which required the following to be submitted-

“Prior to the installation of any electrical plant or equipment in basement levels -4 or -5, details of the installation shall be submitted to and approved in writing by the local planning authority. The details should be prepared in consultation with Transport for London to ensure that the plant or equipment does not harm the operation of the transport system. Any plant equipment installed shall thereafter be operated and maintained in accordance with the approved details.”

The current application includes details in the form of electrical drawings (attached) which are submitted for discharging condition 12. I would be grateful if you could assess the drawings and confirm if you are in agreement with the discharge of this condition. I would be grateful if you could respond by a week today (Thursday 12<sup>th</sup> January) as I have a committee deadline to meet.

Many thanks,

Neil McDonald  
Team Manager (South), Development Management  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

Telephone: 020 7974 2061  
Web: [camden.gov.uk](http://camden.gov.uk)  
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