

DP4866/JP/HW/JMP
08/03/2023

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Adam Greenhalgh
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Mr. Greenhalgh,

NETWORK BUILDING (95-100 TOTTENHAM COURT ROAD & 76-78 WHITFIELD STREET) AND 88 WHITFIELD STREET, LONDON, W1T 4TP – PERMISSION REF. 2020/5624/P

APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO CONDITION 31 OF OUTLINE PLANNING PERMISSION REF. 2020/5624/P

On behalf of our client, Derwent Valley Property Development Limited & LMS Offices Limited, we hereby submit an application for the discharge of condition 31 of the planning permission referenced above. Please find enclosed the following:

- Planning Condition 31, Technical Note, prepared by ElliotWood.

The application has been submitted via the Planning Portal and the fee of £148.20 has been paid online

Planning permission ref. 2020/5624/P was approved by Camden Council on the 12th April 2022 for the following:

“Outline application 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) along with details of access, scale and landscaping and other works incidental to the application. Details of layout and appearance are reserved.”

Condition 31 states:

‘The development shall provide rain water storage in a blue roof with a minimum of 125 cubic metres of storage volume, collecting from a minimum catchment area of 1550sqm.

Prior to commencement of the superstructure, full details of the sustainable drainage system for the building shall be submitted to and approved in writing by the local planning authority, including details to demonstrate:



- a. System design to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water;*
- b. Blue roof runoff rate of no more than 2.7litres/second; and,*
- c. A lifetime maintenance strategy.*

All such systems as approved shall be installed prior to first occupation of the development, and thereafter retained and maintained in accordance with the approved maintenance strategy.'

We trust that this submission is satisfactory to allow the discharge of the aforementioned condition in relation to the Sustainable Drainage System, but should you wish to discuss this then please do not hesitate to contact Hannah Willcock or Jack Playford of this office.

Yours sincerely,

DP9 Ltd.

DP9 Ltd.