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FAO: Laura Dorbeck

Our ref: LJW/NDA/LLJ/ACS/U0010439

Your ref: PP-12344019

26 July 2023

Dear Laura,

247 Tottenham Court Road

Submission of Details for Approval by Condition 9 pursuant to planning permission Ref. 2023/1155/P

We write on behalf of our client, M&G Fitzrovia Nominee 1 Limited and M&G Fitzrovia Nominee 2 Limited (the "Applicant"), to submit an application to formally discharge condition 9 with details of noise standards for the plant equipment pursuant to planning permission reference 2020/3583/P at 247 Tottenham Court Road, London.

Background

Planning permission (2020/3583/P) was granted on 30 July 2021 for:

"Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works.

On 16 March 2023, non-material amendments (ref. 2023/0667/P) were permitted for:-

- Reconfiguring of internal core layouts and cycle entrances;
- Amendments to the ground floor entrance on Bayley Street;
- Amendments to louvre design on Morwell Street; and
- Amendments to the design of the parapets.

On 05 July 2023, minor material amendments (ref. 2023/1155/P) were granted at roof level for:-

- alterations to plant and plant enclosures;
- changes to cores and lift overruns for fire safety;
- increase in area of green roof and PV panels; and
- a new escape gate.

Condition 9

Condition 3 states:-

Prior to commencement of installation of any plant equipment, full details (including plans, elevations, manufacturer specifications and sections) of the proposed plant equipment and enclosure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained..”

The submitted documentation provides a full summary of the proposed plant equipment and its enclosure including noise details, plans, elevations and sections in the report combining the acoustic assessment from Clarke Saunders and design information from PDP London.

The design detailing of the plant equipment has been submitted in parallel (ref. PP-12308943) as part of condition 3(f).

We consider that the submitted details fully satisfy the details reserved by condition 9 and it should be granted accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP-12344019), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Condition 9 Report, titled TCR-PDP-ZZ-ZZ-RP-A-03-702, prepared by PDP London and Clarke Saunders.

The appendices have been issued to Camden under a separate cover. The requisite application fee of £116.00 has been paid online concurrent to the submission of this application.

We trust that we have provided all the material required for the purposes of validation. In the meantime, should you have any queries regarding this application please contact Liam Lawson Jones (020 3486 3605) or Anna Collingwood-Smith (07385 409544) of this office.

Yours faithfully



Gerald Eve LLP

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