



GERALDEVE
A NEWMARK COMPANY

London Borough of Camden
Planning Services
5 Pancras Square
London
N1C 4AG

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldeve.com

FAO: Laura Dorbeck and Alistair Crockett

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

Your ref: PP- PP-12308943

26 July 2023

Dear Laura and Alistair,

247 Tottenham Court Road

Submission of Details for Approval by Condition 3 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 the parts of Condition 3 relating to facing materials at level one upwards 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 3

Condition 3 states:-

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:-

- a) **Details including plans, coloured elevations and sections at 1:20 of all new windows (including jambs, head and cill), ventilation grills, external doors, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures;**
- b) **Plan, coloured elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:20;**
- c) **Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) or via high-resolution email photographs if site viewing is not possible). Samples of materials to be provided at a suitable size (eg. 1x1m) and alongside all neighbouring materials;**
- d) **Plan, coloured elevation and section drawings of a typical terracotta bay at a scale of 1:20**
- e) **Plan, coloured elevation and section drawings of a typical brick bay at a scale of 1:20**
- f) **Plan, coloured elevation and section drawings of rooftop plant enclosure at a scale of 1:50. The height of the plant enclosure shall be no higher than that shown in the drawings hereby approved as an absolute maximum. All roof level plant machinery is to be housed within the drawn screening. No enlargement in height or footprint will be permitted, including all screening and lift over run unless otherwise agreed with the Council.**
- g) **Detailed drawings of two wall-mounted street lamps to be fixed to the Morwell Street elevation.**

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.”

The submitted documentation provides a full summary of the detailing of the proposed facing materials, typical bay studies of the terracotta and brick elements, rooftop plant enclosure and the wall mounted street lamps. The details of the facing materials relating to level one upwards and therefore constitutes the following:-

- The partial discharge of condition 3 (c) – this only relates to the facing materials of level one above;
- Full discharge of condition 3(d);
- Full discharge of condition 3(e);
- Full discharge of condition 3(f); and
- full discharge of condition 3(g).

The remaining parts of condition 3(c) will be submitted in parallel with the details in condition 3(a) and 3(b).

Therefore, we consider that we are in compliance with the requirements of the relevant parts of Condition 3 which should be discharged accordingly. We have written separately to arrange a site visit with Officers to view the samples.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP-12308943), prepared by Gerald Eve LLP;

- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Facing Materials Report, titled TCR-PDP-ZZ-ZZ-RP-A-03-701, prepared by PDP London; and
- d) Letter of Conformity/Approval, prepared by Stiff + Trevillion Architects.

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

A handwritten signature in blue ink that reads "Gerald Eve LLP". The signature is written in a cursive, flowing style.

Gerald Eve LLP

LLawsonJones@geraldeve.com