

Application ref: 2023/3046/P
Contact: Laura Dorbeck
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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W1T 3JJ
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

237-247 Tottenham Court Road

London

W1T 7HH;

3 Bayley Street

London

WC1B 3HA;

1 Morwell Street

London

WC1B 3AR;

2-3 Morwell Street

London

WC1B 3AR; and

4 Morwell Street

London

W1T 7QT.

Proposal: Details of plant equipment including noise levels required by condition 9 of Planning Permission 2023/1155/P approved 05/07/2023 which itself varied 2020/3583/P dated 30/07/2021 for the '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'.

Drawing Nos: Planning condition 9 report ref. TCR-PDP-ZZ-ZZ-RP-A-03-702 dated 21.07.2023, TCR-KME-XX-06-DR-ME-50-0050 P01, and cover letter dated 26/07/2023.

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

Informative(s):

1 Reasons for granting approval

Condition 9 required the submission of full details of the proposed plant equipment and enclosure, including the external noise level emitted from plant and machinery to ensure that the external noise levels comply with the Council's requirements.

An acoustic report has been submitted, prepared by Clarke Saunders which includes detailed plans, elevations, manufacturer's specification and sections. The report has been assessed by the Council's Environmental Health Officer who confirms that the noise levels when all machinery is operating at maximum capacity would comply with the requirement to be lower than the typical background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises.

The detailed drawings demonstrate that the plant and enclosure would be in keeping with the location and sizing of that which was previously approved and would therefore ensure there was no additional visual impact compared to the original approval. The details are therefore sufficient to discharge condition 9.

No other comments were received prior to determination, and the full impact of the proposals has already been considered during the determination of the original application.

As such, the submitted details would safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

2 You are reminded that Condition 3 parts A & B (Detailed drawings/Samples), Condition 20 (Waste storage / removal), Condition 30 (NO2 filtration details), Condition 31 (Bird and bat boxes), and Condition 41 (Diversion of waste from landfill) of planning permission granted on 30/07/2021 under reference 2020/3583/P are outstanding and require details to be submitted and approved.


Condition 3 parts C, D, E, F & G (detailed drawings/samples), Condition 42 (Fire statement) has been submitted for approval and are pending determination.

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

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer