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Planning Services  
5 Pancras Square  
London  
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**Our ref: NDA/ACS/U0010439**

29 November 2023

Dear David,

**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 41**

Condition 41 states:-

**“The demolition hereby approved shall divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.”**

The submitted documentation provides confirmation that over 85% of the demolition waste was diverted from landfill. The submitted correspondence confirms that 93% was recycled or re-used.

#### **Documentation**

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP- 12643776), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) RMS Waste Reporting Correspondence and Worksheet prepared by Recycled Material Supplies Ltd;
- d) Pre-Demolition Audit, prepared by Deconstruct UK.

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 Natalie Davies or Anna Collingwood-Smith (07385 409544) of this office.

Yours faithfully

*Gerald Eve LLP*

**Gerald Eve LLP**

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