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London Borough of Camden
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 31 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 31 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 31

Condition 31 states:-

“Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.”

The submitted documentation provides a plan showing the details of the bird and bat box locations to address the requirements of Condition 31.

We consider that the submitted details fully satisfy the details reserved by condition 31 and it should be granted accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application form, prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Biodiversity Enhancement Plan, prepared by Tyler Grange.

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

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