

Application ref: 2023/5087/P
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Date: 21 February 2024

Development Management
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Gerald Eve LLP
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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 W1T 7HH;
3 Bayley Street WC1B 3HA;
1 Morwell Street WC1B 3AR;
2-3 Morwell Street WC1B 3AR; and
4 Morwell Street
London W1T 7QT.**

Proposal:

Evidence of 85% of waste from landfill required by condition 41 of planning permission 2023/1155/P dated 05/07/2023 which varied 2020/3583/P dated 30/07/2021 (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).

Drawing Nos: Pre-Demolition Audit Report prepared by Deconstruct UK dated 01/03/23; Email from RMS dated 8th November 2023.

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

Informative(s):

1 Reasons for granting approval:

A summary of the percentage of waste which has been recycled and diverted from landfill has been submitted. This confirms that the 85% target (diversion of waste from landfill and recycled) has been exceeded. The submitted details have been reviewed by the Council's Sustainability Officer and the details are considered to be acceptable. The details demonstrate that the development would contribute to reducing waste and supporting the circular economy.

The planning and appeal history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed as part of the application 2020/3583/P. The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with Policy CC1 of the London Borough of Camden Local Plan 2017.

2 You are reminded that Condition 20 (Waste storage / removal) and Condition 30 (NO2 filtration details) of planning permission granted on 30/07/2021 under reference 2020/3583/P are outstanding and require details to be submitted and approved.

Details relating to Condition 31 (Bird and bat boxes) have been submitted and are currently under review by the Council and awaiting 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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer