

Application ref: 2023/5088/P
Contact: David Peres Da Costa
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Date: 16 April 2024

Development Management
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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W1T 3JJ
United Kingdom

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:

Details of bird and bat boxes required by condition 31 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: 1440-HED-XX-00-DR-L-000400; 1440-HED-XX-00-DR-L-000401;
13175/P03

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

Informative(s):

1 Reasons for granting approval

The submission includes plans and elevations showing the location and type of the bird and bat boxes. The Nature Conservation officer has reviewed the submission and the submitted details are considered to demonstrate that appropriate features would be provided to enhance wildlife habitats and biodiversity within the development.

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

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 A3 of the Camden Local Plan 2017.

- 2 You are reminded that 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.

You are advised that details have been submitted for Condition 20 (Waste storage / removal) of planning permission 2020/3583/P and these details are currently being assessed.

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

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

Daniel Pope
Chief Planning Officer