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London Borough of Camden
Planning Services
5 Pancras Square
London
N1C 4AG

FAO: David Peres Da Costa

Our ref: NDA/ACS/U0010439

24 April 2024

Dear Sir

247 Tottenham Court Road, London
Town and Country Planning Act 1990 (as amended)
Section 96a Application for Non-Material Amendment 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 make non-material amendments to planning permission ref. 2023/1155/P relating to the development at 247 Tottenham Court Road, London ("the Site"). The proposed amendments to the approved scheme have arisen as a result of design development.

For the avoidance of doubt, the following non-material amendments are sought: -

"Non-material amendments to planning permission ref. 2023/1155/P dated 5 July 2023; 'Variation of condition 2 (approved drawings) of planning permission ref 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), namely to include 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 new escape gate, all at roof level'; CHANGES INCLUDE; The omission of the metal balustrade at roof level on the Morwell Street elevation and changes to the inset balconies on levels 01 to 03 on the Morwell Street elevation."

Background

On 30 July 2021 planning permission (LPA ref. 2020/3583/P) was granted 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.”

Since the grant of the original planning permission (LPA ref. 2020/3583/P), the applicant has been seeking to discharge various conditions attached to the permission and the development is underway. It commenced demolition works in January 2022.

An application for a non-material amendment to planning permission ref. 2020/3583/P was submitted on 20 February 2023 and (ref.2023/0667/P). The application was granted on 16 March 2023 and granted permission for minor design changes following consultation with the London Fire Brigade and Building Control.

On 21 March 2023 a Section 73 application was approved (ref. 2023/1155/P) which granted minor design amendments to the roof plant layout, green roof and amendments to the layout and quantum of PVs.

The Proposals

Following design development, permission is sought as part of this non-material amendment application to amend the following:

- Omission of the metal balustrade on roof level on the Morwell Street elevation; and
- Amendment to the inset balconies on levels 01-03 on the Morwell Street elevation.

The Design Statement prepared by Studio PDP to accompany this submission provides further detail on the proposed changes and should be read in conjunction with the submission drawings.

Pre-application Discussions with LBC

Pre-application discussions have taken place with officers in respect of these proposed changes. A presentation of the proposals was given on 23rd February 2024. Following minor design related feedback, the proposals were updated, and officers confirmed that the collection of amendments were considered non-material to the approved development.

Application Documentation

The following is submitted in support of this application:

- Completed Application form, prepared by Gerald Eve LLP;
- Covering letter, prepared by Gerald Eve LLP;
- Copy of Decision Notice 2023/11/P dated 21 March 2023 (for reference purposes);
- Site Location Plan, prepared by Stiff and Trevillion;
- Proposed Drawing Pack, prepared by Studio PDP;
- NMA Design Document and Technical Note, prepared by Studio PDP.

The requisite application fee payment of £363.00 (inclusive of the Planning Portal administration fee) has been made by the applicant concurrent to the submission of this non-material amendment application.

We trust this submission is sufficient for you to validate and determine the application and look forward to receiving confirmation of this in due course.

In the meantime, should you have any questions or queries, then please do not hesitate to contact Natalie Davies or Anna Collingwood-Smith of this office.

Yours faithfully

Gerald Eve LLP

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