

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

Our ref: NDA/ACS/U0010439

10 May 2024

Dear David,

247 Tottenham Court Road

Submission of Details for Approval by Condition 42 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 42 with details of the fire strategy pursuant to planning permission reference 2023/1155/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 42

Condition 42 states:-

“No above ground new development shall commence (excluding demolition and any site preparation works) until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.”

An application to discharge Condition 42 was approved on 5 December 2023 (LPA ref. 2023/0075/P).

In the fire statement approved under Condition 42 it was proposed that the firefighting lift could be used as an evacuation lift that could be self-controlled by residents. However, as the scheme went out to the lift supplier, the supplier confirmed that they cannot certify the lift as both an independent self-controlled evacuation lift and also a firefighting lift. As such, the applicant is proposing to amend the fire statement approved under Condition 42 to provide a code compliant firefighting lift only, in line with Building Regulations and remove the self-evacuation functionality.

This approach has been agreed with Building Control via the scheme's Building Control consultant, Sweco via email dated 29 February 2024.

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) Outline Fire Strategy, prepared by Jensen Hughes;
- d) Fire Strategy Report, prepared by Jensen Hughes; and
- e) Fitzrovia Residential Lift Statement, prepared by Jensen Hughes.

The requisite application fee of £215.00 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

ACollingwood-smith@geraldev.com