

Application ref: 2024/1866/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 27 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
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:

Fire statement required by condition 42 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: Jensen Hughes Technical Note (10 pages); Jensen Hughes Fire Strategy Report dated 7th May 2024; Covering letter prepared by Gerald Eve dated 10 May 2024; Jensen Hughes Technical Note dated 19.04.24 (3 pages)

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

Informative(s):

1 Reasons for granting approval:

The application seeks to re-discharge Condition 42 with an amended Fire Strategy. The Fire Statement approved under ref 2023/0075/P proposed that the firefighting lift could be used as an evacuation lift that could be operated by residents. However, the lift supplier, is unable to certify the lift as both an independent self-controlled evacuation lift and a firefighting lift. This is because a firefighting lift, upon fire detection, goes to ground and waits for fire service control. In addition, to comply with BS 9999, evacuation lifts should have a trained member of staff on site to drive the lift.

It is therefore proposed to provide a fully code compliant firefighting lift and no evacuation lift. The firefighting lift will be available to support the evacuation of the occupants once the fire service arrive, if necessary. Occupants requiring assistance would be able to reach the stair which would provide a refuge with associated emergency voice communication and would have mechanical smoke venting. This change is considered acceptable and is in line with other Fire Statements approved by the Council for similar developments.

All other aspects of the Fire Statement remain unchanged and were found to be acceptable by virtue of the previous approval (2023/0075/P).

The submitted details have been reviewed by planning officer as envisaged by paragraph 1.1.2 of the draft LPG 'Fire Safety' February 2022. The role of the planning officer is to ensure information has been provided and considered as part of the application against the relevant London Plan fire safety policy and not to review it for compliance against building regulations and standards. The submitted details are considered to comply with Policy D12 and D5(B5) of the London Plan and demonstrate that a safe and secure development would be provided in accordance with these policies.

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 policies D12 and D5 of the London Plan 2021.

- 2 You are advised that details have been submitted for Condition 30 (NO2 filtration details) and 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', written in a cursive style.

Daniel Pope
Chief Planning Officer