

Application ref: 2024/0847/P  
Contact: David Peres Da Costa  
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Date: 31 October 2024

**Development Management**  
Regeneration and Planning  
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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 waste strategy required by condition 20 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: Condition 20 pursuant to planning permission ref. 2023/1155/P: Waste & Recycling in relation to 247 Tottenham Ct Rd prepared by CBRE submitted 28th October 2024

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

Informative(s):

1 Reasons for granting approval

A waste management strategy has been submitted in relation to the approved development comprising retail, office and residential uses. This has been prepared with reference to the Council's technical waste guidance. Environmental Services have reviewed the strategy and consider it acceptable. The submitted details demonstrate that there would be sufficient provision for the storage and collection of waste in accordance with the Local Plan.

As such, the proposed development is in general accordance with policies A1 and CC5 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 30/07/2021 ref: 2020/3583/P (as varied by 2023/1155/P dated 05/07/2023) which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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