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London Borough of Camden  
Planning Services  
5 Pancras Square  
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**FAO: David Peres Da Costa**

**Our ref: NDA/ACS/U0010439**

27 November 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 incoming retail tenant requirements.

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; amendments to approved delivery and servicing management plan."**

## **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.

On 29 July 2024 a non-material amendment to planning permission (ref. 2023/1155/P) was approved which granted minor design amendments including the omission of the metal balustrade at roof level and changes to the inset balconies on levels 01 to 03 on the Morwell Street elevation.

On 21 November 2024 a non-material amendment application was submitted (ref. 2024/5095/P) for minor design amendments for the erection of a 5<sup>th</sup> floor screen to the elevation and change materials of shared entrance from back painted glass to a metal panel on the Morwell Street elevation.

## **The Proposals**

Following discussions with incoming retail tenants, permission is sought as part of this non-material amendment application to amend the delivery and servicing plan for the approved development. The delivery and servicing plan has been revised to reflect the necessity to service one of the retail units (Unit 4) through the front door, using either the existing Bayley Street or Tottenham Court Road loading bays.

The revised Delivery and Servicing Plan has been agreed with Camden Highways and is submitted with this non-material amendment for formal approval. It has been agreed with the Council that an additional condition to the planning permission will be attached to require the delivery and servicing of the development to be carried out in accordance with the revised Delivery and Servicing Plan.

## **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);
- Delivery and Servicing Plan, prepared by Momentum.

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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