

NEWMARK

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
nmrk.com/en-gb

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

Our ref: NDA/ACS/U0010439

18 February 2025

Dear David

**247 Tottenham Court Road
Submission of Details for Approval by Condition 20 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 20 with details of waste storage pursuant to planning permission reference 2023/1155/P at 247 Tottenham Court Road, London.

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 5th floor screen to the elevation and change materials of shared entrance from back painted glass to a metal panel on the Morwell Street elevation.

On 14 January 2025 a non-material amendment application was approved (ref: 2024/5292/P) which included the addition of a condition to secure the amended Delivery and Servicing Plan which included off peak servicing of unit 4 from the loading bay on Tottenham Court Road.

Condition 20

Condition 20 states:-

“At least six months prior to completion, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.”

On 31 October 2024, Condition 20 was approved (ref. 2024/0847/P). As set out above, since the discharge of Condition 20, revised arrangements have been approved for retail unit 4 under NMA ref. 2024/5292/P.

This application seeks to re-discharge Condition 20 in accordance with the changes made to the servicing of Unit 4. As such, an updated Waste Management Plan has been prepared by CBRE and is submitted with this application for approval.

Documentation

The application comprises of the following documents:

- a. Approval of Details Application form (Ref. PP-13789420) prepared by Newmark;
- b. Covering Letter (i.e., this letter), prepared by Newmark; and
- c. Waste Management Plan, prepared by CBRE.

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



Newmark

anna.collingwood.smith@nmrk.com