

Application ref: 2025/0700/P  
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Date: 21 March 2025

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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**237 - 247 Tottenham Court Road**  
**1 - 3 Bayley Street**  
**1 - 4 Morwell Street**  
**London W1**

Proposal:

Revised waste strategy to re-discharge condition 20 of planning permission 2023/155/P approved 05/07/2023 which itself varied 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'.

Drawing Nos: Document titled Condition 20 pursuant to planning permission ref. 2023/1155/P: Waste & Recycling in relation to 247 Tottenham Ct Rd London W1T 7QZ by CBRE design for management and cover letter reference NDA/ACS/U0010439 dated 18 February 2025

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting approval

Condition 20 was previously discharged under reference 2024/5292/P on 31/10/2024. Since the details were approved, a non-material amendment application was approved (ref: 2024/5292/P granted on 14/01/2025) which included the addition of a condition to secure an amended Delivery and Servicing Plan which included off peak servicing of unit 4 from the loading bay on Tottenham Court Road.

This application seeks to re-discharge condition 20 to incorporate the changes made to the servicing of unit 4 as referenced above. Overall waste management measures would remain as previously approved.

The waste management strategy has been prepared with reference to the Council's technical waste guidance. Environmental Services previously reviewed the strategy and considered 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. The waste management of unit 4 will be in accordance with the details approved by the delivery and servicing 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