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For the attention of Gavin Sexton

16 July 2012 **BY EMAIL & POST**

Our ref: NTH/JCW/J6214

Your ref: 2012/2232/P

Dear Sir

Central Cross, 18-30 Tottenham Court Road, London
Application Reference 2012/2232/P

We refer to our letters of 12 July and 22 June 2012 regarding this application.

We write to provide the updated existing and proposed floor areas and unit sizes, to reflect the further design changes described in our letter of 12 July 2012 and accompanying drawings. As a result of the scheme change to retain granite facings on the front face of the columns, the position of the glazing line has been moved backwards, so slightly reducing both the sizes of the proposed units and the overall total increase in floor area.

At the same time we have updated the existing floor areas to reflect the latest available survey data on the existing building.

The changes in areas are not considered to be materially significant and do not raise any additional planning issues beyond those addressed in our letter of 22 June.

These tables therefore replace Tables 1 and 2 contained in our letter of 22 June.

Use	Existing	Proposed	Change
Class A1 (Retail)	3,121.4	4,315.1	+ 1,193.7
Class A1 / A3 (Retail / Restaurant)	0	268	+ 268
Class D2 (Cinema)	0	76.4	+ 76.4
Other (Office car parking)	961.2	0	- 961.2
TOTAL	4082.6	4659.5	+ 576.9

Table 1: Existing and Proposed Floorspace, by Use (sqm GEA)

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Unit	Existing areas (sq m GEA)			Proposed (sq m GEA)			
	Ground	Mezzanine	TOTAL	Basement	Ground	Mezzanine	TOTAL
Unit A	81.7	83	164.7		98	56.7	154.7
Unit B	302.8	306.9	609.7		75	53.6	128.6
Unit C	361.6	285.6	647.2	453	388.8	291	1132.8
Unit D	105	104.8	209.8	253	444	342.1	1039.1
Unit E	80.3	82	162.3	187	324.6	228.2	739.8
Unit F ¹	62.3	63.4	125.7		178.4	89.6	268
Unit G	236.9	220.8	457.7		60.6	38.2	98.8
Unit H	174	129.7	303.7		348.5	236	584.5

Table 2: Existing and Proposed Unit Sizes (sq m GEA). NB: Shared/circulation areas and cinema not included; totals do not sum to totals in Table 1.

¹ Existing Unit F includes current kiosk unit on Stephen Street, which does not have landlord's consent. Proposed Unit F will have flexible Class A1/A3 unit.

We trust this is clear but should you have any queries please contact James Wickham of this office.

Yours faithfully



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