

GD/BMM/S/PLANNING/04301/030

22 December 2008

Ms Jenny Fisher
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyll Street
London WC1H 8ND

ON-LINE SUBMISSION

Dear Ms Fisher

264-267 TOTTENHAM COURT ROAD, LONDON W1 PLANNING APPLICATION FOR AMENDMENT TO APPROVED SCHEME (ONLINE)

On behalf of my client, Graingrade Ltd, a full planning application is submitted via the Planning Portal on-line submission system, for the above site. The proposal comprises an amendment to the scheme approved on 30 September 2004 (ref. 2004/1953/P) and the subsequently amended on 18 October 2007 (ref. 2007/2268/P). The application proposes an amendment to the approved scheme to change the A1 retail element of the scheme to an A2 bank use.

The application comprises the following documents:

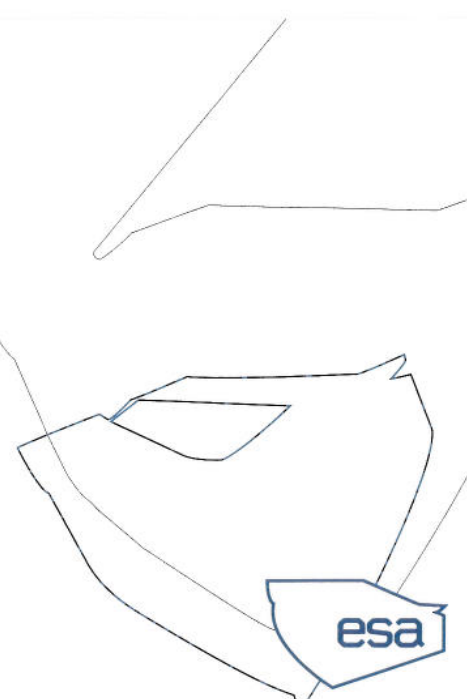
- Planning Application Form
- Drawing ref. P 000 A Location Plan
- Drawing ref. 050-001 Rev B Basement floor plan – as approved
- Drawing ref. 050-002 Rev B Ground floor plan – as approved
- Drawing ref. 050-001 Rev D Basement floor plan - proposed
- Drawing ref. 050-002 Rev D Ground floor plan - proposed
- Planning Supporting Statement – ESA Planning, December 2008
- Letter dated 11 December 2008 from Cushman & Wakefield LLP
- Copy of mail shot from Cushman & Wakefield LLP to potential retailers

All of the documents above have been submitted on-line. The planning application fee of £335 has been submitted to the Council in the form of a cheque, by post.

This application follows previous discussions with yourself. Pre-application advice was sought from the Council in a letter dated 06 November 2008 and a response was received on 04 December 2008.

The approved scheme is for the redevelopment of the site to provide 1,531 square metres of retail and restaurant use, together with office and residential uses at upper floors. The retail and restaurant units are provided at ground and basement levels with 880 sq/m approved for A3 restaurant/café use in Unit C and 651 sq/m approved for A1 retail use within Units A and B.

The retail/restaurant use is divided between three units, of which one is already committed to Garfunkels restaurant (Unit C), the tenant of the previous property. Garfunkels will occupy 880 sq/m. This leaves only 651 sq/m available at ground and basement levels (Units A and B). This planning application seeks permission to change the permitted use of this A1 retail area to A2 bank use.



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Camden Planning Services



Cushman and Wakefield LLP act on behalf of the owners of the site, as retail letting agents. Thus far, it has not been possible to secure a retail tenant for Units A and B. However, a high street retail bank operator is keen to occupy this remaining ground floor space. The location of the proposed use is illustrated in the enclosed drawings. The scheme is fully outlined in the enclosed Planning Statement. This is supported by a letter from Cushman & Wakefield LLP, which explains further the need for the change of use and outlines the marketing campaign that has been undertaken thus far. A copy of the list of all retailers contacted is also enclosed.

Should you wish to meet to discuss this application, please contact me and we can arrange a suitable time. If you require any further information, again, please do not hesitate to contact me. I look forward to receiving an acknowledgement that the application has been registered.

Yours sincerely

GEMMA DAVIS

enc

cc Geoff Springer
Nigel Height

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