



**GERALDEVE**

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2014/ 6060/

19 September 2014

**Our ref: LJW/HBI/LBU/J10152**

**Your ref: 2013/3880/P**

FAO David Fowler

Dear Sir,

**251-258 Tottenham Court Road and 1 Bedford Avenue, London, W1T 7RB**  
**Condition 13 relating to application ref: 2013/3880/P**

We write on behalf of our client, Exemplar, in relation to condition 13 of application ref. 2013/3880/P relating to 251-258 Tottenham Court Road and 1 Bedford Avenue, London. Planning permission was granted on 20 December 2013 for:

**“Erection of an eight storey building plus basement level for a mixed use development comprising retail use (Class A1) at part basement and ground floor levels and office use (Class B1) at part ground and first to seventh floor levels with associated plant in basement and roof, following complete demolition of existing retail/office buildings at 1 Bedford Avenue and 251-258 Tottenham Court Road.”**

#### **Condition 13**

For the avoidance of doubt, condition 13 states: -

**“No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”**

As part of this development there is no impact piling proposed. Following discussions with officers it was therefore agreed that a letter confirming that no impact piling would take place should be issued to the Council and that subject to this confirmation, no discharge application would be required.

Waterman Group is appointment as the Structural Engineer for this development and has prepared a letter confirming that no impact piling will take place as part of the development. We trust, as agreed, that this is sufficient information for your requirements.

We look forward to confirmation of validation of the application shortly. In advance of this, if you have any queries, please do not hesitate to contact Luke Butler of this office.

Yours faithfully



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