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19 September 2014

Our ref: LJW/HBI/LBU/J10152

Your ref: 2013/3880/P

FAO David Fowler

Dear Sir,

2014/6061

Town and Country Planning Act 1990 (as amended)
251-258 Tottenham Court Road and 1 Bedford Avenue, London, W1T 7RB
Application to discharge conditions 6 and 19 of application ref: 2013/3880/P

We write on behalf of our client, Exemplar, to request the discharge of conditions 6 and 19 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 6

For the avoidance of doubt, condition 6 states: -

"Before the development commences, further details of (type of stands and layout) of the secure and covered cycle storage area for 60 cycles shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development and thereafter permanently retained thereafter."

Drawings have been produced to illustrate the layout of the cycle storage area within the basement and are enclosed herewith. Josta 2-tier cycle racks have been chosen and the relevant specification document is also enclosed. We trust that this is sufficient information to discharge the condition.

Condition 19

Condition 19 states: -

"Before the redundant vaults located underneath the public highway adjacent to the site are in-filled, details of the specific vault locations, proposed in-fill material specifications, and method statements

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to describe how the proposed works would be undertaken shall be submitted to and approved in writing by the Council"

Waterman, as appointed engineers for this project, have produced a document, "**Specification for Backfilling of Redundant Pavement Vaults**", in accordance with the requirements of the condition. We trust that this is sufficient to discharge the condition.

Application Documentation

As agreed with officers, we enclose one hard copy, and 2 CDs with electronic files, of the following documentation:

- Completed and signed application form;
- Drawings produced by Bennetts Associates:
 - Proposed Cycle Facilities drawing ref: 1217(SK)0133 Rev. D; and
 - Proposed Cycle Access drawing ref: 1217(SK)0115 Rev D.
- Josta 2-tier Product Guide;
- Specification for Backfilling of Redundant Pavement Vaults document prepared by Waterman Group dated September 2014; and
- Decision notice for application ref. 2013/3880/P.

In addition, please find enclosed a cheque for £97.00 made payable to London Borough of Camden to cover the requisite application fee.

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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