



GERALDEVE

Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
www.geraldeve.com

**FAO David Fowler**

21 August 2014

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

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

Dear Sir

**Non- material amendment – section 96a application  
One Bedford Avenue (251-258 Tottenham Court Road and 1 Bedford Avenue), London W1T  
Original Planning Permission Reference 2013/3880/P**

We write on behalf of our client, Exemplar Properties (Bedford) Limited, enclosing a non-material amendment application under section 96a of the Town and Country Planning Act 1990 (as amended) in relation to One Bedford Avenue (251-258 Tottenham Court Road and 1 Bedford Avenue).

### **Background**

Planning permission was granted ref 2013/3880/P on 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.”**

Following grant of planning permission, the scheme has undergone detailed design review which has resulted in a number of amendments required to the permitted scheme. These amendments have been discussed with officers and it is considered that they reflect non-material changes to the planning permission.

### **Scheme Amendments**

We summarise each element of the proposed amendments as follows:

1. Revised core configurations/ internal rationalisation;

Core configurations have been amended to make the most efficient use of internal office space and to improve the efficiency of movement around the building. This has resulted in internal

reconfiguration at all levels including basement level where the cycle facilities have been amended to allow for sufficient provision of cycle spaces.

In addition, the loading bay at ground floor level off Morwell Street has been reconfigured with the core shifted to provide a more efficient loading/waste store area. This amendment also results in a consolidation of the retail space. The cycle entrance has been altered slightly to reflect width requirements for cycles. These amendments are illustrated on the accompanying floor plans and Morwell Street elevation. It is considered that these amendments are non-material to the planning permission.

2. Extent of infill of vaults reduced to allow amendment to basement footprint;

Due to detailed design development, it has been established that the building structural walls are required to be slightly deeper than currently permitted. The existing vaults at basement level are currently being in-filled as part of the permitted scheme. The team have resolved to reduce the amount of infill proposed to the vaults to allow the basement to extend slightly into the existing vault area. It is considered that these amendments to the scheme are non-material.

3. Escape and fire access door introduced to the ground floor of Bedford Avenue;

At ground floor level, as shown on the Bedford Avenue elevation, a fire escape door has been introduced to allow for fire escape and firefighting access. The required fire strategy for the building results in an escape route which requires access off Bedford Avenue. It is considered that these amendments are non-material to the planning permission.

4. Location of the dry riser inlet on the Bedford Avenue elevation has been amended;

As shown on the Bedford Avenue elevation, the dry riser inlet has been repositioned to avoid a clash with the fire escape door. This amendment is considered to be non-material to the planning permission.

5. Horizontal transoms introduced to Bedford Avenue elevation

The elevations demonstrate minor amendments to Bedford Avenue frontage to introduce horizontal transoms. This has resulted from the requirement to accommodate the size of the AOV (smoke vents) and is considered to be a non-material amendment to the planning permission.

### **Application Documents**

As agreed with officers, please find enclosed one hard copy and 2 CDs with electronic files of the following documents:

1. Non-material amendment application form;
2. Non-Material Amendments Drawing Package prepared by Bennetts Associates Architects including:-
  - a. Permitted plans and elevations; and
  - b. Proposed plans and elevations.

Also enclosed is a cheque for £195.00 being the requisite fee for a non-material amendment (Section 96a) application. We trust this is sufficient to validate the application but should you have any queries in the meantime, please do not hesitate to contact Hannah Bizoumis or Luke Butler of this office.

Yours faithfully



**Gerald Eve LLP**

hbizoumis@geraldev.com  
Direct tel. +44 (0)20 7333 6399