

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/01/2015	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
David Fowler				2014/7042/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
251-258 Tottenham Court Road and 1 Bedford Avenue London W1T 7RB				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of conditions 10 and 14 (method statement & engineer) as required by planning permission (2013/3880/P) dated 20/12/2013 for the erection of an eight storey building plus basement level for a mixed use development							
<b>Recommendation(s):</b>		Grant approval of details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups comments:</b>		N/A					

## Site Description

- 1.1 The rectilinear 0.14 hectare site is bounded by Morwell Street to the east, Bedford Avenue to the south and Tottenham Court Road to the west. The buildings on site are not listed, but are within the setting of the Grade I listed buildings that form the western terrace facing Bedford Square (their rear elevations face Morwell Street). The site does not form part of a conservation area, however the Bloomsbury Conservation Area boundary is also immediately west across Morwell Street, in which the residential block of Bedford Mansions sits at the junction with Bedford Avenue. This is the closest residential neighbour to the site.
- 1.2 The site is comprised of two visually distinct buildings. 251-256 Tottenham Court Road is an eight storey building with two retail units at ground (currently occupied by independent electronic retailers) sandwiching a prominent reception entrance that serves offices on the upper floors (formerly occupied by Timeout magazine, but now vacant). The building also has a basement level for storage. The building backs onto Morwell Street, where the footprint is set back to provide an off-street servicing bay.
- 1.3 No. 257-258 Tottenham Court Road and 1 Bedford Avenue are occupied by a six storey building plus basement which has a ground floor retail unit facing Tottenham Court Road and a smaller retail unit facing Bedford Avenue. The floors above are occupied in office use and are accessed from Bedford Avenue.
- 1.4 In terms of policy designation the entire site sits within the Archaeological Priority Area (London Suburb), the Tottenham Court Road Growth Area, the Central London area, and the Tottenham Court Road frontage is a Central London Frontage for retail. The site also forms part of the Fitzrovia Area Action Plan area (FAAP). In terms of London Plan designations, the site forms part of the Tottenham Court Road Opportunity Area, sits within the London Plan's West End Special Retail Policy Area and is part of the Central Activity Zone (CAZ).
- 1.5 The site is well served by buses with a total of seventeen services accessible within a reasonable walking distance. The nearest are the 29, 24, 14 and 134, all accessible from Tottenham Court Road. The nearest London Underground station is Tottenham Court Road, located 150m to the south of the site and provides access to both the Northern and Central lines. From 2018, Crossrail services will also serve this station. As such the site has a Public Transport Accessibility Level (PTAL) of 6a, where 1 represents poor public transport accessibility and 6 is excellent.

## Relevant History

2013/3880/P – Permission granted 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.

## Relevant policies

### National and Regional Policy

National Planning Policy Framework 2012  
London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS1 – Distribution of growth  
CS2 – Growth areas  
CS5 – Managing the impact of growth and development  
CS6 – Providing quality homes  
CS7 – Promoting Camden's centres and shops  
CS8 – Promoting a successful and inclusive Camden economy

CS9 – Achieving a successful Central London  
 CS11 – Promoting sustainable and efficient travel  
 CS13 – Tackling climate change through promoting higher environmental standards  
 CS14 – Promoting high quality places and conserving our heritage  
 CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity  
 CS16 – Improving Camden's health and well-being  
 CS17 – Making Camden a safer place  
 CS18 – Dealing with our waste and encouraging recycling  
 CS19 – Delivering and monitoring the Core Strategy  
  
 DP1 – Mixed use development  
 DP2 – Making full use of Camden's capacity for housing  
 DP3 – Contributions to the supply of affordable housing  
 DP5 – Homes of different sizes  
 DP10 – Helping and promoting small and independent shops  
 DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses  
 DP13 – Employment premises and sites  
 DP16 – The transport implications of development  
 DP17 – Walking, cycling and public transport  
 DP18 – Parking standards and limiting the availability of car parking  
 DP19 – Managing the impact of parking  
 DP20 – Movement of goods and materials  
 DP21 – Development connecting to the highway network  
 DP22 – Promoting sustainable design and construction  
 DP23 – Water  
 DP24 – Securing high quality design  
 DP25 – Conserving Camden's heritage  
 DP26 – Managing the impact of development on occupiers and neighbours  
 DP27 – Basements and lightwells  
 DP28 – Noise and Vibration  
 DP29 – Improving access  
 DP30 – Shopfronts  
 DP31 – Provisions of, and improvement to, open space and outdoor sport and recreation facilities  
 DP32 – Air quality and Camden's Clear Zone

### **Supplementary Planning Policies**

Camden Planning Guidance (CPG) 2011 (as amended 2013)

- CPG 1 – Design (as amended 2013)
- CPG 2 – Housing
- CPG3 – Sustainability
- CPG 4 – Basements and lightwells (as amended 2013)
- CPG 5 – Town centres, retail and employment (as amended 2013)
- CPG 6 – Amenity
- CPG 7 – Transport
- CPG 8 – Planning obligations
- Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)

### **Fitzrovia Area Action Plan (FAAP) December 2012 Submission document**

- This went through Examination in Public by the Planning Inspectorate in April 2013 and therefore is a material consideration for the development proposed.

## Assessment

### Condition 10

Condition 10 reads as follows:

The development hereby permitted shall not be commenced until detailed design and method statements for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority in consultation with London Underground which shall:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and shall be completed in their entirety before any part of the building hereby permitted is occupied.

The following documents have been submitted to discharge this condition:

- a set of drawings
- a Foundation and Substructure Design Statement (Waterman) 11 October 2014
- a Construction Method Statement for Foundations and Substructure Rev A (Mace) 14 October 2014
- a Survey Description: Gauge Measurement & Analysis (SAL), reference SAL-1436-01 – Report 1, 12 November 2014.

LUL has been consulted and has no comment to make on the application except that the developer should continue to work with LU engineers. An informative is attached accordingly.

### Condition 14

Condition 14 reads as follows:

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

A Deed of Professional Appointment for a Structural and Geotechnical Engineer has been submitted (dated 22 October 2014). It is therefore considered that this condition can be discharged.

**Recommendation:** Grant approval of details