

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/11/2014	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
David Fowler				2014/6061/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 condition 6 (cycle storage specifications) & 19 (specifications for backfilling of redundant pavement vaults) 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 No. electronic	00 00	No. of objections	00
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups comments:</b>		N/A					
<b>Site Description</b>							
<p>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.</p> <p>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.</p>							

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.

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).

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**

CS5 – Managing the impact of growth and development

CS11 – Promoting sustainable and efficient travel

CS13 – Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and lightwells

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

CPG 1 – Design (as amended 2013)

CPG3 – Sustainability

CPG 4 – Basements and lightwells (as amended 2013)

CPG 7 – Transport

#### **Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)**

#### **Fitzrovia Area Action Plan (FAAP)**

## Assessment

### Condition 6

Condition 6 reads as follows:

*'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 submitted which illustrate a Josta two-tier cycle rack layout.

Transport has been consulted and consider that the proposal would satisfy Council's standards.

As such the details submitted are considered to satisfy the requirements of condition 6.

### Condition 19

Condition 19 reads as follows:

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

A document has been submitted entitled 'Specification for the backfilling of the Basement Vaults'.

The Council's Implementation and Maintenance Team (Senior Bridge Engineer) have been consulted and have no objections to the method outlined.

As such the details submitted are considered to satisfy the requirements of condition 19.

**Recommendation:** Grant approval of details