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**FAO David Fowler**

12 June 2015

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

**Your ref:**

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 2014/6843/P**

We write on behalf of our client, Bedford Avenue Trustee Ltd and Bedford Avenue Trustee Two Ltd as Trustees of One Bedford Avenue Unit Trust, 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). This application proposes amendments to a s73 Minor Material Amendment application that was granted 06 May 2015 (ref: 2014/6843/P).

### **Background**

The original planning permission was granted on 20 December 2013 (ref: 2013/3880/P). A s73 was granted for the addition of accessible terraces to the scheme and granted on 06 May 2015. The description of development is as follows:

**“Variation of condition 4 (approved plans) of planning permission ref: 2013/3880/P dated 20 December 2013 for the 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. (namely for the creation of accessible terraces at 4th, 5th, 6th and 7th floor levels on Morwell Street serving offices).**

**Drawing Nos: 1217\_(P)\_001 rev C; 1217\_(P)\_099 rev E; 1217\_(P)\_100 rev D; 1217\_(P)\_101 rev D; 1217\_(P)\_102 rev C; 1217\_(P)\_103 rev C; 1217\_(P)\_104 rev C; 1217\_(P)\_105 rev C; 1217\_(P)\_106 rev D; 1217\_(P)\_107 rev D; 1217\_(P)\_108 rev D; 1217\_(P)\_201 rev B; 1217\_(P)\_302 rev D; 1217\_(P)\_303 rev D; 1217\_(P)\_304 rev B; 1217\_(P)\_401 rev A; 1217\_(P)\_402 rev A; 1217\_(P)\_403 rev A.”**

Over the last few months the scheme has undergone a further detailed design review which has resulted in a number of very small scale amendments to the recently approved s73 scheme. These amendments have been discussed with officers and has been confirmed that they are likely to constitute non-material changes to the recent planning permission.

### **Scheme Amendments**

We summarise each element of the proposed amendments as follows:

#### 1. Stainless steel balustrades to Morwell Street

It is proposed that the permitted glass balustrade is replaced with a stainless steel balustrade to appear more light weight and help to emphasize the rhythm of the cladding. The change will add more interest and texture architecturally to this part of the elevation.

#### 2. Mullion spacing on G, 1<sup>st</sup>, 6<sup>th</sup> and 7<sup>th</sup> Tottenham Court Road elevation

As a result of detailed design development it is proposed for the mullion spacing to increase from 500mm to 750mm. This will increase the amount of natural light that reaches the office floorplates and improve the visual appearance and detailing of the façade as it will align with the of the ground floor shopfronts.

#### 3. Concrete fin / curtain walling amendment on levels 2-5 Tottenham Court Road

The type of cladding system has been amended from a 'strip window with separate concrete fins' to a 'punched window system' in order to align the type and detail of the Tottenham Court Road façade with the others, improve natural light in the building and declutter the façade.

The glazing units are now proposed to be single panes of glass, removing the horizontal window bar. The proposed scheme achieves the same appearance with one larger double glazed unit with the lower opaque segment being accomplished using solid fritting within the glass pane.

#### 4. Brown roof site ecology enhancements

It is proposed to change the level eight green roof to a brown roof in order to improve the BREEAM score of the building. The amendment will enhance the overall site ecology in accordance with the 'London Biodiversity Plan Priority Species' and thus increase the BREEAM score.

Waterman, the appointed ecologist, has prepared an Ecology Report Memorandum including Ecological Enhancement Recommendations which is enclosed in support of this non-material amendment.

#### 5. Further minor amendments:

- Reception entrance portal amended due to design and technical detailed development;
- Minor rationalisation on interiors due to design development;
- Photovoltaic panels reoriented to face south to improve energy efficiency;
- Building mounted streetlamps indicated on Morwell Street elevation;
- Redundant neighbouring chimney removed;
- Shopfronts amended due to design and technical detailed development;
- Morwell Street grillage reoriented vertically to improve aesthetic appearance;

- Bedford Estates crest / coronet added to Tottenham Court Road and Bedford Avenue corners of cladding;
- Parapets and grillage amended from anodised aluminium to PPC aluminium; and
- Opening window added for natural smoke ventilation strategy.

### Application Documents

As agreed with officers, please find enclosed the following supporting documents:

1. Non-Material Amendment application form;
2. Non-Material Amendments Drawing Package dated June 2015 and prepared by Bennetts Associates Architects including:
  - a. Permitted plans, elevations and sections and bay studies; and
  - b. Proposed plans, elevations and sections and bay studies.
3. Façade bay study illustrating glass balustrades (drawing ref: 1217\_21\_410 Rev. I) for information only;
4. Façade bay study illustrating stainless steel balustrades (drawing ref: 1217\_21\_410 Rev. A) for information only;
5. Ecology Report Memorandum dated 30 July 2014 and prepared by Waterman;
6. Bedford Estates Crest Location document prepared by Bennetts Associates Architects and dated 17 April 2015;
7. Original s73 Decision Notice ref: 2014/6843/P and dated 06 May 2015; and
8. Drawing schedule dated June 2015.

A cheque for £195.00 will follow, being the requisite fee for a Non-Material Amendment (Section 96a) application. In the meantime, please do not hesitate to contact Luke Butler or Hannah Murray of this office to discuss this application.

Yours faithfully



**Gerald Eve LLP**

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