



**GERALDEVE**

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16 September 2015

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

**Your ref: 2014/6843/P**

FAO David Fowler

Dear Sir,

**Town and Country Planning Act 1990 (as amended)**  
**251-258 Tottenham Court Road and 1 Bedford Avenue, London, W1T 7RB**  
**Application to discharge condition 4 of application ref: 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, to request the discharge of condition 4 of application ref. 2014/6843/P relating to 251-258 Tottenham Court Road and 1 Bedford Avenue, London.

### **Background**

In December 2013, planning permission was granted by the London Borough of Camden (Ref: 2013/3880/P 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.”**

In addition to an S96a, which regularised a number of Non-Material Amendments (Ref: 2014/5568/P), approved 15 October 2014, a S73 was also approved (Ref: 2014/6843/P) on 06 May 2015, to which the conditions we are applying to discharge relate. The S73 granted permission for Minor Material Amendments to the scheme:

**“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).”**

A further S96a was also approved on 14 August 2015, regularising a number of Non-Material Amendments (Ref: 2015/3363/P). This submission incorporates and builds upon all of the aforementioned NMAs and the MMA.

#### **Condition 4**

Condition 4 states:

**“Full details of the green roof in the area indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.”**

The S96a was also approved on 14 August 2015, regularised a number of Non-Material Amendments (Ref: 2015/3363/P) to the proposals. This included changing the green roof originally proposed on the roof top area of the development to brown roof, retaining the green roof in other locations. We have therefore also included details of this brown roof for the Council's information.

Bennetts Associates Architects have prepared the enclosed Condition 4 package containing all the relevant drawings, details, sample photographs and indicative green and brown roof specifications to enable the condition to be discharged.

Whilst a contractor is not yet instructed on the provision of the green and brown roof, indicative specifications including species has been included in the submission package to illustrate the likely make up of the green and brown roof(s) of the development and the specifications that have been used as part of the procurement process. The BREEAM requirements will be adhered to and improved upon where possible, in accordance with the requirement of the BREEAM scoring system and the recommendations of Waterman contained in their Ecology addendum memorandum included as section 5 of the submission package.

#### **Application Documentation**

In support of the application, the following documentation has been uploaded via Planning Portal:

- Completed and signed application form;
- Condition 4 discharge package dated September 2015 and prepared by Bennetts Associates; and
- Decision notice for the S73 (application ref: 2014/6843/P).

In addition, a cheque for £97.00 made payable to London Borough of Camden will be sent under separate cover representing 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

  
**Gerald Eve LLP**

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