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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 20 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 conditions 20 of application ref. 2014/6843/P relating to 251-258 Tottenham Court Road and 1 Bedford Avenue, London.

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.

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Condition 20

Condition 20 states:

“Notwithstanding the approved drawings further details of the shop front recesses shall be submitted and approved in writing before the relevant part of the development.”

Bennetts Associates Architects have prepared the enclosed Condition 20 package containing all the relevant drawings and details to enable the condition to be discharged.

Application Documentation

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

- Completed and signed application form;
- Condition 20 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



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