

Mr Luke Butler
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2015/5308/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

13 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Bedford Avenue and 251-258 Tottenham Court Road
London
W1T 7RB**

Proposal:

Details pursuant to conditions 20 (shop front recesses) of 2014/6843/P granted on 6 May 2015 (varying earlier permission 2013/3880/P granted 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. (namely for the creation of accessible terraces at 4th, 5th, 6th and 7th floor levels on Morwell Street serving offices).'

Drawing Nos: 1217(RP)012 One Bedford Avenue - Discharge of Planning Condition 20, 1217_P_504, 1217_P_505, 1217_P_501.

The Council has considered your application and decided to grant permission.

Informative(s):



1

The proposed shopfronts are considered of sufficient quality in terms of materials, depth of recess and detailed design and they will allow passers by to sit down on the sloped ledge. They will complement the host building and the surrounding area.

As such, the proposed development is in general accordance with policy CS7 of the London Borough of Camden Local Development Framework Core Strategy, and also accords with policies 7.4, 7.5, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment