



GERALDEVE

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London Borough of Camden
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72 Welbeck Street London W1G 0AY

27 November 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 16 (CCTV) 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 16 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 16

Condition 16 states:

“Prior to occupation of the development, full details of a CCTV strategy to include details of cameras to be affixed to the external faces of the buildings, including their range of coverage, shall have been submitted to and approved in writing by the local planning authority. The approved measures implemented prior to occupation of the relevant parts of the development and be thereafter retained and maintained.”

Application Documentation

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

- Completed and signed application form;
- CCTV Systems Layout Drawings Prepared by GBE Fire and Security:
 - Ground Floor (Drawing Ref: GBE-2005-CCTV-GF);
 - Roof Level (Drawing Ref: GBE-2005-CCTV-RL);
 - Elevation View A (Drawing Ref: GBE-2005-CCTV-ELA);
 - Elevation View B (Drawing Ref: GBE-2005-CCTV-ELB);
 - Elevation View C (Drawing Ref: GBE-2005-CCTV-ELC);
- VF IR Dome Network Camera specification sheet;
- Decision notice for application ref. 2014/6843/P.

[REDACTED]

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

[REDACTED]

Gerald Eve LLP

[REDACTED]