



GERALDEVE

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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 17 Part C 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 17 Part C 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 17 Part C

Condition 17 states:

**“A) The development hereby approved shall be carried out in accordance with the Written Scheme of Investigation and programme of archaeological investigation approved under reference 2014/4866/P (granted on 22/09/14).
B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).
C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.”**

For the avoidance of doubt, Part A as per above was discharged on 22 September 2014 (Application Ref: 2014/4866/P) and Part B does not require a formal submission and discharge. This application seeks to discharge Part C of condition 17 as per above.

Archaeology South-East has prepared a Watching Brief Report for One Bedford Avenue to demonstrate compliance with Part C of condition 17.

Application Documentation

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

- Completed and signed application form;
- Watching Brief Report prepared by Archaeology South-East
- 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