

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

Application Ref: **2015/5306/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

9 September 2016

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 10 (material samples) & 11b (ground investigation) of planning permission ref 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.'

Drawing Nos: Drawings/documents: Report: 'With reference to Application 2014/6843/P Discharge of Planning Condition 10' (Bennetts Associates) May 2016, 'Interim Update on Site Investigation at One Bedford Avenue' (Waterman) 17 November 2014.

The Council has considered your application and decided to grant permission



Informative(s):

1 Condition 10 (samples)-

The submitted detailed drawings of numerous different elements of the proposal are considered by the Council's Design Officer to be high quality and appropriate for the area.

Condition 11b (ground investigation)-

The submitted details of ground investigations are in accordance with the requirements of Condition 11 part (a) for the presence of soil and groundwater contamination, and are sufficient to demonstrate that no remediation measures are necessary. The Council's Environmental Health Officer (Contaminated Land) has reviewed the submitted details and is satisfied that the condition can be fully discharged.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

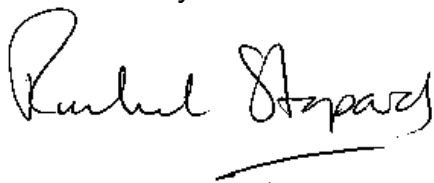
- 2 You are advised that the following conditions relating to planning permission granted under reference 2014/6843/P dated 06/05/15 still need to be discharged: nos. 4, 5, 8, 13 and 18.

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



Rachel Stopard  
Executive Director Supporting Communities