



GERALDEVE

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO David Fowler

04 October 2016

Our ref: LJW/LBU/J10152

Your ref:

Dear Sir

**Non-Material Amendment – section 96a application
One Bedford Avenue (251-258 Tottenham Court Road and 1 Bedford Avenue), London W1T
Original Planning Permission Reference 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, enclosing a Non-Material Amendment application under section 96a of the Town and Country Planning Act 1990 (as amended) in relation to One Bedford Avenue (251-258 Tottenham Court Road and 1 Bedford Avenue). This application proposes amendments to a S73 Minor Material Amendment application that was granted 06 May 2015 (ref: 2014/6843/P).

Background

The original planning permission was granted on 20 December 2013 (ref: 2013/3880/P). A s73 was granted for the addition of accessible terraces to the scheme and granted on 06 May 2015. The description of development is as follows:

“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).

Drawing Nos: 1217_(P)_001 rev C; 1217_(P)_099 rev E; 1217_(P)_100 rev D; 1217_(P)_101 rev D; 1217_(P)_102 rev C; 1217_(P)_103 rev C; 1217_(P)_104 rev C; 1217_(P)_105 rev C; 1217_(P)_106 rev D; 1217_(P)_107 rev D; 1217_(P)_108 rev D; 1217_(P)_201 rev B; 1217_(P)_302 rev D; 1217_(P)_303 rev D; 1217_(P)_304 rev B; 1217_(P)_401 rev A; 1217_(P)_402 rev A; 1217_(P)_403 rev A.”

Over the last few months the scheme has undergone a further detailed design review which has resulted in the requirement for a different BMU to the one permitted. This amendment has been discussed with officers and it has been confirmed that they constitute non-material changes to the recent planning permission.

The proposed BMU will protrude above the plant screen by 495mm on West side and 85mm on the East side and is illustrated on the drawings submitted herewith.

Application Documents

As agreed with officers, please find enclosed the following supporting documents:

1. Non-Material Amendment application form;
2. Non-Material Amendments Drawing Package dated October 2016 and prepared by Bennetts Associates Architects including:
 - a. Permitted plans, elevations and sections;
 - b. Proposed plans, elevations and sections; and
3. Original s73 Decision Notice ref: 2014/6843/P and dated 06 May 2015.

A cheque for £195.00 will follow, being the requisite fee for a Non-Material Amendment (Section 96a) application. In the meantime, please do not hesitate to contact Luke Butler or Hannah Murray of this office to discuss this application.

Yours faithfully



Gerald Eve LLP

lbutler@geraldve.com
Direct tel. +44 (0)20 7333 6258