



# GERALDEVE

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31 January 2017

**Our ref: LJW/VHA/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 7 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 7 (Noise Survey) 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).

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## Condition 7

Condition 7 states:

**“Once the aggregated plant has been installed and fully commissioned a noise survey pursuant to BS4142 shall be carried out to verify compliance with condition 7. A noise report shall be produced containing all raw data and showing how calculations have been made including all corrections and assumptions made. A copy of such report shall be submitted to the Local Planning Authority for its approval in writing.”**

Watermans have prepared a noise survey which evidences the development's compliance with condition 7 of the original planning permission (ref: 2013/3880/P).

## Application Documentation

As agreed with officers, we enclose one hard copy, and one electronic copy of the following documentation:

- Completed and signed application form;
- Watermans note, dated 20 January 2017; and
- Decision notice for application ref. 2014/6843/P.

In addition, please find enclosed a cheque for £97.00 made payable to London Borough of Camden to cover the requisite application fee.

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 Vanessa Harrison of this office.

Yours faithfully

**Gerald Eve LLP**

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