

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

Application Ref: **2016/3491/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

2 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**251-258 Tottenham Court Road and 1 Bedford Avenue
London
W1T 7RB**

Proposal:

Submission of lighting details, as required by condition 18 of planning permission ref 2014/6843/P (dated 06/05/2015) to vary 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: Drawings/documents: One Bedford Avenue - With reference to Application No. 2014/6843/P Discharge of Planning Condition 18 (Bennetts Associates) May 2016, 1217_P_507, 1217_P_508, 1217_P_509.

The Council has considered your application and decided to grant approval.



Informative(s):

- 1 Reason for approval - Condition 18 (details of external lighting):
The agent has submitted full details of the proposed external lighting including location and specification. The Council's Nature Conservation Officer has been consulted and is satisfied with the submitted details. Officers consider that the proposed external lighting is therefore acceptable.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Given the above, officers consider the submitted details sufficient to discharge the condition.

As such, the proposed details are in general accordance with policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy, DP24 and DP25 of the London Borough of Camden LDF Development Policies.

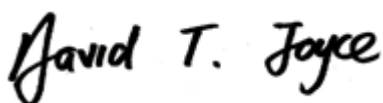
- 2 You are reminded that condition 7 (noise report) of planning permission 2014/6843/P (granted 20/12/2013) is outstanding and requires details to be submitted and approved.

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



David Joyce
Executive Director Supporting Communities