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FAO David Fowler

03 March 2017

Our ref: LJW/VHA/J10152

Your ref:

Dear Sir

**One Bedford Avenue (251-258 Tottenham Court Road and 1 Bedford Avenue), London W1T
Section 96a of the Town and Country Planning Act (1990)
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, to apply for a non-material amendment application, under section 96a of the Town and Country Planning Act 1990 (as amended), in relation to the approved scheme at the above address.

This application proposes amendments to a permission granted on 06 May 2015 (ref: 2014/6843/P) for minor material amendments, pursuant to Section 73 of the Town and Country Planning Act (1990).

Background

The original planning permission was granted on 20 December 2013 (ref: 2013/3880/P). A minor material amendment, pursuant to Section 73 of the Town and Country Planning Act (1990) (as amended) for the addition of accessible terraces to the scheme was 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.”

Further design development, subsequent to the grant of planning permission above, has necessitated several non-material amendments (NMAs) to the approved permission: in October 2014 permission was granted to change internal configurations (ref: 2014/5568/P); in August 2015 permission was granted for amendments to balustrades, mullions and concrete curtains (ref: 2015/3363/P); and in November 2016 permission was granted for changes to the Building Management Units (ref: 2016/5764/P).

Proposals

It is proposed to insert an additional door into the northern most portico on the ground floor of the Tottenham Court Road elevation. The insertion of a door in this portico will enable the larger retail unit to be split into two smaller units, creating one additional small retail unit at ground floor level.

The additional door would match those previously approved and would not disrupt the rhythm of the façade. The enclosed CGIs evidence the limited impact of the door on the façade.

It is considered that this is compliant with LB Camden planning policy as it would provide an additional retail unit along Tottenham Court Road, which is in the Central London Frontage area, as identified on the adopted Proposals Map.

Further, the retail unit created would be appropriate for a small or independent retailer looking for a small retail unit on Tottenham Court Road. As such, it is considered that the proposals are compliant with Core Strategy Policy CS7 and Development Management Policy DP12.

The proposals have been informally discussed with Officers and, as such, the NMA approach has been confirmed.

Table 1 lists the plans to be substituted under the present application.

Approved Plans to be substituted		Plans proposed under present application	
Ground Floor Plan (approved under 2015/3363/P)	1217_P_100 rev F	Ground Floor Plan	1217_P_100 rev G
Tottenham Court Road Elevation (approved under 2016/5764/P)	1217_P_304 rev D	Tottenham Court Road Elevation	1217_P_304 rev E

Application Documents

The application comprises the following documents:

1. Non-Material Amendment application form, submitted via the Planning Portal (ref: PP-05835086);
2. Existing and proposed floorplans and elevations, prepared by Bennetts Associates, as listed in Table 1;
3. Existing and proposed CGIs.

The fee of £195 for the non-material application was paid by BACs on 23 February 2017 with the reference attached.

Should you require any further information, please contact Vanessa Harrison (020 7333 6446) of the above office.

Yours faithfully

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