

Application ref: 2020/3082/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 20 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) Order 2010
Town & Country Planning (Environmental Impact Assessment) Regulations 2011

Request for Screening Opinion EIA Not Required

Address:
247 Tottenham Court Road
London
W1T 7HH

Proposal:

Request for EIA Screening Opinion in relation to emerging development for the demolition of 247 Tottenham Court Road, 2 Morwell Street, 4 Morwell Street, 1 Bayley Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1), flexible uses at ground and basement comprising (Class A1/A2/A3/B1/D1/D2), residential (Class C3), basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm works including new hard and soft landscaping and works to the public highway, relocation of the existing Santander cycles from Bayley Street to create a pocket park and other associated works

The Council has considered your application and offers the following opinion:

The proposed development does not trigger the thresholds for Schedule 1 Development or trigger the thresholds for Schedule 2 Development (part 10b), given that the development does not include i) more than 1 hectare of urban development which is not dwellinghouse development; ii) more than 150 dwellings, or iii) the overall area does not exceed 5 hectares.

Although located adjacent to the Bloomsbury and Charlotte Street Conservation Areas, the site is not within a 'Sensitive Area' as defined by the EIA Regulation. Based upon the description of the development provided and the information provided in the submissions dated 10 July 2020, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations, updated by the 2015 Regulations, the Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2011/2015 Regulations.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.