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04 August 2021

Our ref: LJW/NDA/LLJ/ACS/U0010439

Your ref: PP- 10098937

Dear Sir / Madam,

**247 Tottenham Court Road
Submission of Details for Approval Reserved by Condition 25 (a) pursuant to planning
permission Ref. 2020/3583/P**

We write on behalf of our client, Prudential UK Real Estate Nominee 1 Limited and Prudential UK Real Estate Nominee 2 Limited (the "Applicant"), to submit an application to formally partially discharge Condition 25 pursuant to planning permission reference 2020/3583/P at 247 Tottenham Court Road, London.

Background

Planning permission (2020/3583/P) was granted on 30 July 2021 for:

"Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works.

Condition 25

Condition 25 states:

"London Underground Safeguarding

A. The demolition of the development hereby permitted shall not be commenced until details of an impact assessment safeguarding measures and impact to London Underground assets and method statement of the demolition in consultation with London Underground) have been submitted to and approved in writing by the local planning authority.

B. The development hereby permitted (other than structural demolition to the existing slab level) shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide construction details on all structures**
- accommodate the location of the existing London Underground structures and tunnels**

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- accommodate ground movement arising from the construction thereof by submitting tunnel impact assessment to LU
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.”

In accordance with Condition 25, a LUL Ground Movement Assessment, prepared by AKT-II, and a letter confirming acceptability, prepared by Transport for London have been submitted with this application. The documents have been submitted with this application to partially discharge part a) of Condition 25 with regards to 247 Tottenham Court Road, London.

The submitted documentation demonstrates that the development's predicted values within the assessment are considered to be within a range that would be acceptable to Transport for London Infrastructure Protection. Therefore, we are in compliance with the requirements of Condition 25 part a) which should be discharged accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application Form (Ref. PP- xxx, prepared by Gerald Eve LLP;
- b) Covering Letter (i.e this letter), prepared by Gerald Eve LLP; and
- c) LUL Ground Movement Assessment – Demolition Works, prepared by AKT-II;
- d) Letter from Transport for London.

The requisite application fee of **£116.00** has been paid online concurrent to the submission of this application.

We trust that we have provided all the material required for the purposes of validation. In the meantime should you have any queries regarding this application please contact Liam Lawson Jones (020 3486 3605) or Anna Collingwood-Smith (07385 409544) of this office.

Yours faithfully,

Gerald Eve LLP

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