

Application ref: 2021/3816/P
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Gerald Eve LLP
Centre Point link
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**247 Tottenham Court Road
London
W1T 7HH;
3 Bayley Street
London
WC1B 3HA;
1 Morwell Street
London
WC1B 3AR;
2-3 Morwell Street
London
WC1B 3AR; and
4 Morwell Street
London
W1T 7QT.**

Proposal: London Underground safeguarding details required by condition 25 (part a) of Planning Permission 2020/3583/P dated 30/07/2021 for the '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'.

Drawing Nos: LUL Ground Movement Assessment - Demolition Works Rev 01 - April 2021; TfL letter ref: 1822182-N104-ECV-LET-0002-1 dated 07/06/2021; Gerald Eve letter dated 04/08/2021.

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

Informative(s):

1 Reasons for granting permission:

Condition 25 (part A) required an impact assessment to be submitted for approval in consultation with London Underground including safeguarding measures and demolition method statement to assess the impact to London Underground assets.

A LUL Ground Movement Assessment, prepared by AKT-II, and a letter confirming acceptability, prepared by Transport for London have been submitted to discharge this condition. 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.

London Underground/DLR Infrastructure Protection were consulted and confirmed that they have no comments to make and that part A of condition 25 can therefore be discharged.

As such, the proposed details would ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1, Publication London Plan Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

2 You are reminded that Condition 5 (Certificate of building contract), Condition 6 (part C - Archaeological post-excavation assessment), Condition 7 (Details of basement engineer), Condition 9 (Noise standards), Condition 20 (Waste storage / removal), Condition 24 (Crossrail 2 safeguarding), Condition 25 (part B - Below ground method statements), Condition 26 (Piling method statement), Condition 29 (Details of mechanical ventilation), Condition 30 (NO2 filtration details), Condition 31 (Bird and bat boxes), Condition 32 (Biodiversity enhancements), Condition 35 (Details of PV panels), Condition 36 (Landscaping details), Condition 37 (Green Roof details), Condition 39 (Air source heat pump details), Condition 41 (Diversion of waste from landfill), Condition 42 (Fire statement) of planning permission granted on 30/07/2021 under reference 2020/3583/P are outstanding and require details to be submitted and approved.


Details have been submitted for Condition 27 Construction related impacts (monitoring)) which are pending determination.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer