

Application ref: 2021/4019/P
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Date: 22 September 2021

Development Management
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Gerald Eve LLP
72 Welbeck Street
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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: Archaeological Written Scheme of Investigation required by condition 6a) & b) 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: Written scheme of investigation, prepared by MOLA dated 03/08/2021 and Gerald Eve letter dated 17/08/2021.

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

Informative(s):

1 Reasons for granting permission:

An Archaeological Written Scheme of Investigation (WSI) has been submitted to discharge condition 6a) and b). The document has been reviewed by the Greater London Archaeological Advisory Service (GLAAS) who have confirmed that it accords with relevant standards and guidance and that it is in compliance with the requirements of condition 6 points a) and b). The submitted WSI can therefore be approved.

GLAAS have advised that once the WSI has been approved, the start date should be communicated by the archaeological practice, and that GLAAS will conduct monitoring visits.

The full impact of the proposed development has already been assessed during the determination of the original application.

As such, the submitted details are in general accordance with Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 You are advised that this archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication, as required by point c) of condition 6.
- 3 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer