

Application ref: 2021/6075/P
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Date: 22 December 2021

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Gerald Eve LLP
72 Welbeck Street
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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:

Details of Solicitor's certificate of building contract required by condition 5 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 use, flexible uses at ground and basement, residential use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works'.

Drawing Nos: Letter dated 10 December 2021 and Solicitors Certificate from CMS Cameron McKenna Nabarro Olswang LLP dated 8 December 2021.

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

Informative(s):

- 1 Reasons for granting approval-

Condition 5 required a solicitor's certificate to be submitted confirming that a

contract has been let for the construction of the approved development.

A certificate has been provided from CMS Cameron McKenna Nabarro Olswang LLP which confirms that such a contract is in place for the construction of the approved development. The submitted details also includes a summary of the scope of works covered by the contract and the key milestones and dates as required.

As such, the submitted details are considered sufficient to ensure the proposed development will come forward following the demolition of the existing building and it is recommended that condition 5 is discharged.

The full impact of the proposed development has already been assessed.

As such, the submitted details are sufficient to safeguard the character and appearance of the streetscene and the special historic interest of the area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that Conditions 6 (part C - Archaeological post-excavation assessment), 7 (Details of basement engineer), 9 (Noise standards), 20 (Waste storage / removal), 24 (Crossrail 2 safeguarding), 25 (part B - Below ground method statements), 26 (Piling method statement), 29 (Details of mechanical ventilation), 30 (NO2 filtration details), 31 (Bird and bat boxes), 32 (Biodiversity enhancements), 35 (Details of PV panels), 36 (Landscaping details), 37 (Green Roof details), 39 (Air source heat pump details), 41 (Diversion of waste from landfill) and 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.

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



Daniel Pope
Chief Planning Officer