



GERALDEVE

London Borough of Camden
Planning Services
5 Pancras Square
London
N1C 4AG

72 Welbeck Street, London W1G 0AY
Tel. +44 (0)20 7493 3338
geraldve.com

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

Your ref: PP- 11126026

16 March 2022

Dear Sir / Madam,

247 Tottenham Court Road

Submission of Details for Approval by Condition 7 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 discharge Condition 7 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 7

Condition 7 states:

"Details of basement engineer

The development hereby approved shall not commence (excluding demolition to existing slab level) until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works."

In accordance with Condition 7, this application sets out the details in relation to basement construction monitoring to be implemented at 247 Tottenham Court Road. Specifically, the submitted documentation outlines the details of a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration.

The material submitted in support of this condition has been reviewed by Laura Dorbeck who has confirmed it was acceptable.

Accordingly, we enclose the relevant details in respect of providing information on the appointed basement engineer at 247 Tottenham Court Road, for your formal approval.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP- 11126026), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e this letter), prepared by Gerald Eve LLP; and
- c) Letter of Appointment, prepared by AKT-II.

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

LLawsonJones@geraldev.com