

Application ref: 2022/1102/P
Contact: Laura Dorbeck
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Date: 7 April 2022

Development Management
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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

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 basement engineer required by condition 7 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: Letter from Akt II Ltd dated 9 March 2022

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

Informative(s):

1 Reasons for granting permission

Condition 7 required details of a suitably qualified chartered engineer with membership of the appropriate professional body to be 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.

AKT II Ltd. have been appointed to provide structural engineering services, and will lead the structural team during the design through to the completion of the construction works. The Engineers have the relevant qualifications which comply with the requirements of the Basements CPG, including MEng, CEng and MStructE.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2020/3583/P dated 30/07/2021). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge condition 7 and are in accordance with policy A5 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Condition 6 (part C - Archaeological post-excavation assessment), 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.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer