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

**Your ref: PP-11285941**

25 May 2022

Dear Sir / Madam,

**247 Tottenham Court Road**

**Submission of Details for Partial Approval Reserved by Condition 6 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 partially discharge Condition 6 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 6**

Condition 6 states:

**"Archaeological Written Scheme of Investigation**

**No work except demolition to the existing slab level shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.**

**If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning**

authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b) Where appropriate, details of a programme for delivering related positive public benefits.
- c) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

**This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.”**

An application to discharge part A and part B of the condition was approved on 21 September 2021 (ref. 2021/4019/P). This application relates to Part C of the condition only.

Accordingly, an evaluation report on archaeology has been prepared by MOLA which has been discussed with Dianne Abrams at the Greater London Archaeology Advisory Service (“GLAAS”).

#### **Documentation**

The application comprises of the following documents:

- a) Approval of Details Application Form (PP-11285941), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Evaluation Report on Archaeology, prepared by MOLA.

The requisite 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*

**Gerald Eve LLP**

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