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

Your ref: PP- 11361610

29 June 2022

Dear Sir / Madam,

247 Tottenham Court Road

Submission of Details for Approval by Condition 29 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 29 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 29

Condition 29 states:

"Prior to commencement of development (excluding demolition to the existing slab level and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and other relevant sources of emissions and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

A Mechanical Ventilation and Extraction report has been prepared by Watkins Payne Partnership and has been submitted with this application. It includes drawings, prepared by Stiff and Trevillion which shows the air inlet locations marked on the plans.

The submitted documentation outlines the details of the mechanical ventilation and extraction philosophy

to be implemented at the site including the air inlet and exhaustion points. Therefore, we consider that we are in compliance with the requirements of Condition 29 which should be discharged accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP- 11361610), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Mechanical Ventilation Report, prepared by Watkins Payne Partnership.

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

Gerald Eve LLP

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