

Application ref: 2022/2283/P
Contact: Laura Dorbeck
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Date: 30 June 2022

Development Management
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Gerald Eve LLP
72 Welbeck Street
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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 Archaeological post-excavation assessment and analysis required by condition 6 part C 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 (Class B1), flexible uses at ground and basement (Classes A1/A2/A3/B1/D1/D2), residential use (Class C3), basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works).

Drawing Nos: Report on an archaeological evaluation by MOLA dated May 2022.

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

Informative(s):

- 1 Reasons for granting approval-

An Archaeological Written Scheme of Investigation (WSI) was previously submitted to discharge condition 6 (parts A and B). The document was reviewed by the Greater London Archaeological Advisory Service (GLAAS) who confirmed that it accords with relevant standards and guidance and that it is in compliance with the requirements of condition 6 parts A and B. It was thus approved under 2021/4019/P.

Part C of the condition required the submission of a programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. A report of the archaeological evaluation has been submitted which GLAAS have reviewed and recommended for approval. They have confirmed that no further archaeological work is necessary and condition 6 has been satisfied.

The full impact of the proposed development has already been assessed during the determination of the original application.

As such, the submitted details are in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Conditions 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), 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.
- 3 You are reminded that GIS shape files for the trench locations should be submitted to GLAAS by the archaeological contractor.

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