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London Borough of Camden
Planning Services
5 Pancras Square
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FAO: Laura Dorbeck

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

Your ref: PP-11434696

27 July 2022

Dear Sir / Madam,

247 Tottenham Court Road

Submission of Details for Approval by Condition 24 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 25(B) 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 24

Condition 24 states:

"Prior to commencement of any development other than site clearance, preparation and structural demolition to the existing slab level, detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the Local Planning Authority which:

- i. Accommodation the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,**
- ii. Accommodate ground movement arising from the construction thereof,**
- iii. Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures.**

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs (i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] [is] [are] occupied.”

A report with several appendices has been prepared by AKT-II and has been submitted with this application.

The submitted documentation outlines and appendices outline the details of the relevant safeguarding measures for Crossrail 2 Safeguarded Infrastructure and these details have been reviewed in consultation with TfL/CR2. Therefore, we consider that we are in compliance with the requirements of Condition 4 which should be discharged accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP-11434696), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Condition 24 Report, prepared by AKT-II.

The appendices have been issued to Camden under a separate cover. 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

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