

Application ref: 2022/3194/P
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

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:

London Underground safeguarding details required by condition 25 (part b) 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: 4190 - The Fitzrovia (Application Ref. 2020/3583/P) Planning Condition 25(B) rev 00 by AKT-II dated 27/07/2022 and appendices, and Gerald Eve letter dated 27/07/2022.

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

Informative(s):

1 Reasons for granting permission

Condition 25 (part b) required detailed design and method statements (prepared in consultation with London Underground) for all of the foundations and below ground structures demonstrating how they accommodate London Underground structures and tunnels, how noise and vibration will be mitigated and how ground movement will be accommodated.

A LUL Ground Movement Assessment and piling method statement, prepared by AKT-II, have been submitted to discharge this condition. The submitted reports and appendices outline the details of the relevant safeguarding measures for London Underground Infrastructure and the details have been reviewed in consultation with London Underground.

TfL Infrastructure Protection were consulted and confirmed that the detailed design and method statements have been accepted and consented to and that condition 25 (part b) can be discharged.

As such, the proposed details would ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 2 You are reminded that Condition 9 (Noise standards), Condition 20 (Waste storage / removal), 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.

Details have been submitted to discharge Condition 26 (Thames Water piling method statement) and are under consideration.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer