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**FAO: Laura Dorbeck**

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

**Your ref: PP- 11814177**

05 January 2023

Dear Sir / Madam,

**247 Tottenham Court Road**

**Submission of Details for Approval by Condition 32 pursuant to planning permission Ref. 2020/3583/P**

We write on behalf of our client, M&G Fitzrovia Nominee 1 Limited and M&G Fitzrovia Nominee 2 Limited (the "Applicant"), to submit an application to formally discharge Condition 32 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 32**

Condition 32 states:

**"Prior to the commencement of above ground works (excluding demolition and any site preparation works), details of biodiversity enhancements incorporating the recommendations from the Preliminary Ecological Appraisal shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained."**

An Ecological Enhancement Plan has been prepared by Tyler Grange and has been submitted with this application.

The submitted plan outlines the details of biodiversity enhancements on site in line with the

recommendations set out within the approved Preliminary Ecological Appraisal. Therefore, we consider that we are in compliance with the requirements of Condition 32 which should be discharged accordingly.

**Documentation**

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP- 11814177), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Ecological Enhancement Plan, prepared by Tyler Grange.

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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