



GERALDEVE

One Fitzroy, 6 Mortimer Street,
London, W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldeve.com

London Borough of Camden
Planning Services
5 Pancras Square
London
N1C 4AG

FAO: Laura Dorbeck

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

Your ref: PP- 11815776

06 January 2023

Dear Sir / Madam,

247 Tottenham Court Road

Submission of Details for Approval by Condition 39 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 39 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 39

Condition 39 states:

"Prior to commencement of above ground works (excluding demolition and any site preparation works), details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter."

A report detailing the air source heat pumps has been prepared by Watkins Payne and has been submitted with this application.

The submitted documentation outlines the details of air source heat pumps on site including the commercial installation, residential installation and appendices which include the layout drawings, manufacturer details and the maintenance schedule. Therefore, we consider that we are in compliance with the requirements of Condition 39 which should be discharged accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP- 11815776), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Air Source Heat Pump Documentation, prepared by Watkins and Payne.

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

LLawsonJones@geraldeve.com