



GERALDEVE

One Fitzroy, 6 Mortimer Street,
London, W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldev.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-11823907

06 January 2023

Dear Sir / Madam,

247 Tottenham Court Road

Submission of Details for Approval by Condition 42 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 42 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 42

Condition 42 states:

"No above ground new development shall commence (excluding demolition and any site preparation works) until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details."

A Fire Statement, prepared by Kier has been submitted with this application.

The submitted documentation outlines the details of the fire strategy for the development. Therefore, we consider that we are in compliance with the requirements of Condition 42 which should be discharged accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP-11823907), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Fire Statement, prepared by Kier.

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