

Application ref: 2023/0058/P
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Date: 1 February 2023

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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**237 - 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:

Details of photovoltaic panels required by condition 35 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: Document titled Photovoltaic Panels Condition 35 Discharge: Issue 1 by Watkins Payne dated December 2022 and cover letter by Gerald Eve dated 5 January 2023.

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

Informative(s):

1 Reasons for granting approval-

Condition 35 required drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building. Details of a meter to monitor the energy output from the renewable energy system alongside a lifetime maintenance schedule were also required.

A document has been submitted for approval prepared by Watkins Payne to discharge condition 35. The document includes drawings of the location and extent of PV panels, manufacturer's data sheets, predicted energy generation, metering details, monitoring of the performance of the systems post-construction, safe roof access arrangements, and a lifetime maintenance schedule.

The details have been reviewed by the Council's Sustainability Officer who has confirmed that the details are acceptable and are sufficient to ensure the development would provide adequate on-site renewable energy facilities.

Thus the details are in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

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) and Condition 41 (Diversion of waste from landfill) 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 Conditions 32 (Biodiversity enhancements), Condition 36 (Landscaping details), Condition 37 (Green Roof details), Condition 39 (Air source heat pump details) and Condition 42 (Fire statement) and are pending determination.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to be 'DRP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer