



**GERALDEVE**

One Fitzroy, 6 Mortimer Street,  
London, W1T 3JJ  
Tel. +44 (0)20 7493 3338  
[geraldeve.com](http://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- 11823892**

06 January 2023

Dear Sir / Madam,

**247 Tottenham Court Road**

**Submission of Details for Approval by Condition 37 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 37 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 37**

Condition 37 states:

**"Prior to commencement of above-ground development (excluding demolition and any site preparation works), full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter."**

A green roof specification report along with a roof plan have been prepared by HED UK and are submitted with this application.

The submitted documentation and roof plan outlines the details of the landscaping for the site. Therefore, we consider that we are in compliance with the requirements of Condition 37 which should be discharged accordingly.

### **Documentation**

The application comprises of the following documents:

- a) Approval of Details Application form (Ref. PP- 11823892), prepared by Gerald Eve LLP;
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Biodiverse Roof Performance Spec and Maintenance, prepared by HED UK; and
- d) Level 6 Planting Plan, titled PR-HED-XX-06-DR-L-00300, prepared by HED UK.

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