

Application ref: 2023/0057/P
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Date: 8 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 biodiversity enhancements required by condition 32 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: 13175/P03 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 32 required details of biodiversity enhancements, incorporating the recommendations from the Preliminary Ecological Appraisal submitted with the original application.

A Biodiversity Enhancement Plan has been submitted to discharge condition 32 which provides details of the measures to be incorporated within the development. These are mainly at roof level and include the planting of shrubs, grasses and trees to provide for multiple species including birds and invertebrates, the installation of a native biodiverse green roof to provide habitats for birds, bats and invertebrates, creation of hibernation spaces from logs, seven bat boxes and five bird boxes, all placed on different facades to provide a range of temperatures and microclimates for different species and a green wall which will also provide nesting opportunities.

The details have been reviewed by the Council's Nature Conservation Officer who confirms the details are acceptable and sufficient to discharge condition 32. As such, the submitted details would ensure the development secures appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development.

The full impact of the proposals has already been considered during the determination of the original application.

Thus the details are in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

2 You are reminded that Condition 3 (Detailed drawings/Samples), 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.

Condition 42 (Fire statement) has been submitted for approval and is 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 read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer