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North Area Planning Team
Westminster City Council
Westminster City Hall
64 Victoria Street
London
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FAO: Sarah Whitnall

6 September 2021

Our ref: NJB/CKE/EGI/J7503

Your ref: PP-10136177 // 18/08240/FULL

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
31 London Street, London W2 1DJ
Submission of Details for Condition 38

We write on behalf of our client, Great Western Development Ltd., to submit an application for the discharge of details pursuant to planning condition 38 of planning permission ref. 18/08240/FULL for the redevelopment of 31 London Street, Paddington.

Background

Planning permission was originally granted by the City Council for the Paddington Square re-development on 14 August 2017 (16/09050/FULL).

Following two Non-Material Amendment applications approved in 2018 (18/00760/NMA and 18/04648/NMA), permission was granted for a minor material amendment (18/08240/FULL) on 29 March 2019 for further design-led changes to the public realm and landscaping, and amendments to layout and configuration of the below-ground levels.

Accordingly, the approved development is:

“Variation of condition 1 (approved plans) of planning permission dated 14 August 2018 (RN: 16/09050/FULL) for the Demolition of existing buildings and mixed use redevelopment comprising a commercial cube providing up to 50,000 sqm (GEA) floorspace of office/commercial uses, retail and café/restaurant uses at lower levels and top floor level, a retail/restaurant building on Praed Street; a new major piazza including pedestrianisation of London Street, a new access road between Winsland Street and Praed Street, hard and soft landscaping, new underground station entrance and new Bakerloo Line Ticket Hall; and associated infrastructure and interface highway and transport works for underground connections, and ancillary works.(EIA Application accompanied by an Environmental Statement). Site includes 31 London Street, 128-142 Praed Street, London Street, Paddington Station Arrivals ramp and associated surrounds. , NAMELY, to allow

adjustments to layout of steps in the public realm; Change in orientation of escalators linking street level to office Level 02; amendment to lift strategy and location; amendment to the public realm to address level changes and provision of accessible routes; increase in height and footprint of Praed Street building and minor increase in footprint with, adjustments to detailed design; amendment to layout and configuration of below-ground concourse area and retail units; amendment to the layout and configuration of the LUL Station Box; and reconfiguration of main office core. Additionally, details of soft landscaping, soil depth, specification, and rainwater harvesting pursuant to conditions 33, 49 and 51 of the original permission”.

Development commenced in June 2018 with demolition of the existing buildings.

Condition 38

Condition 38 states:

“You must apply to us for approval of a Servicing Management Plan for the servicing of the development itself. The plan should identify process, storage locations, scheduling of deliveries and staffing. In particular this should give further comfort over how the developer would ensure that :-

- **No more than eight servicing vehicles would arrive at any one time**
- **The doors to the servicing area would be opened prior to vehicles' arrival (so that, for example, a 1 Om rigid vehicle did not arrive and have to wait on the highway for the doors to open, and block the carriageway)**
- **Freight is consolidated as far as possible.**
- **Impact on Strategic Road network is minimised.**

The plan must be approved prior to occupation of any part of the development and followed/maintained for life of development, unless revised strategy is approved (in writing) by the Local Planning Authority (in liaison with TFL).”

Accordingly, please find enclosed a Sellar Servicing Management Plan dated August 2021.

Application Documents

The submission has been made through the Planning Portal (Reference: PP-09776778) and comprises the following documents:

- i. Completed Application Form;
- ii. This covering letter; and
- iii. Sellar Servicing Management Plan prepared dated August 2021.

The requisite application fee of £116.00 (plus portal admin fee) will be paid by the Applicant via the Planning Portal.

We trust that you have all the information required for the discharge of Condition 38 of the planning permission. Should you have any queries, please do not hesitate to contact Nicola Miller (0207 333 6344) or Erin Gillard (0203 486 3722) of this office.

Yours faithfully

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