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FAO: Ewan Campbell

Our ref: ANE/CHST/ASI/J7623B

Your ref: PP-11749712

8 March 2023

Dear Sir / Madam

**Castlewood House and Medius House
Town and Country Planning Act 1990 (as amended)
S96A Non-Material Amendment to Planning Permission 2021/4162/P**

We write on behalf of our client, The RLUKREF Nominees (UK) One Limited and RLUKREF Nominees (UK) Two Limited, to submit a non-material amendment application to the planning permission (ref: 2021/4162/P) at Castlewood and Medius House, 77-91 and 63-69 New Oxford Street, London, WC1A 1DG.

Background

Planning permission was granted (ref: 2021/4162/P) on 10 February 2023 for the following development:

"Variation of condition 2 (Approved Plans) of planning permission 2017/0618/P dated 21/12/2017 for 'Demolition of existing office building at Castlewood House (Class B1), and erection of an 11 storey office building (Class B1) with retail and restaurant uses (Class A1/A3) at ground floor level; enlargement of existing double basement level and formation of roof terraces and rooftop plant along with associated highways, landscaping, and public realm improvement works. Partial demolition of Medius House with retention of the existing facade, and erection of a two storey roof extension including private roof terraces, in connection with the change of use of the building from office (Class B1) and retail (Class A1) to provide 18 affordable housing units (Class C3) at upper floor levels with retained retail use at ground floor level.' Namely reduce the A1/A3 space and replace with ancillary office space (B1 in the basement). Other alterations include uplift to plant equipment, internal reconfigurations, changes to floor risers, roof level alterations and changes to the cladding."

The planning permission is subject to a Section 106 Deed of Variation Agreement of the same date.

Proposed Amendments

Following design development to RIBA Stage 5, the following changes are sought:

1. Lift overrun height increase – The lift overrun heights have been increased by 175 mm to allow for sufficient insulation build-up with limited combustibility.
2. Roof access locations adjusted – The roof access locations have been adjusted as a result of multidisciplinary

coordination during Stage 5 design development.

3. Retail door height adjusted – The retail door height has been adjusted to address technical limitations.
4. Retail door leaf configuration adjusted – The retail door leaf configuration has been adjusted to ensure compliance with accessibility requirements.
5. Aluminium Portal to arcade entrance introduced – The aluminium portal to the arcade entrance has been introduced to address cladding technical limitations and aesthetically emphasise pedestrian arcade entrance.
6. Granite plinth height increased – The granite plinth height has been increased to improve the robustness of the building base detail.
7. Glazed brick plinth height increased – The glazed brick plinth height has been increased to improve robustness of the building base detail.
8. UKPN louvre sized reduced and brick lintel introduced – The UKPN louvre size has been reduced and brick lintel has been introduced to improve the aesthetics of the UKPN louvres located on the façade.
9. Recessed brick detail position adjusted – The Recessed brick detail position has been adjusted for buildability and aesthetic reasons.
10. Low level transom to FR curtain wall introduced – The low level transom to FR curtain wall has been introduced to address the technical limitations of FR curtain wall required on this façade.
11. Extent of rainscreen cladding/louvred screen adjusted – The extent of the rainscreen cladding/louvred screen has been adjusted as a result of multidisciplinary coordination.
12. Revolving door drum size increased – The revolving door drum size has been increased to address the technical limitations of the revolving door system whilst maintaining the required security rating.
13. Terrace sliding door height revised – The terrace sliding door height has been revised to address the technical limitations of the sliding terrace door.
14. Cyclist entrance design revised – The cyclist entrance design has been revised to address safety concerns and improve the robustness of the design solution.
15. Intermediate precast piers width adjusted – The intermediate precast piers width has been adjusted to ensure compliance with accessibility requirements to external terraces (effective clear width). The pier width has been reduced by a minimal amount to allow for wider sliding door aperture.

It is considered that the proposed amendments as set out above are non-material in nature, and do not alter the nature of the development proposals as approved.

Further detail is provided in the accompanying design development document prepared by Apt and submitted as part of this application.

Application Documentation

In accordance with Camden's application requirements, the following documents have been submitted as part of this non-material amendment application:

- Application form, prepared by Gerald Eve LLP;
- Covering letter, prepared by Gerald Eve LLP;
- Stage 5 Design Development NMA Document, prepared by Apt;

- Consented plans and drawings, prepared by Apt;
 - General Arrangement North Elevation (A_P_301_Rev 02);
 - General Arrangement East Elevation (A_P_302_Rev 02);
 - General Arrangement South Elevation (A_P_303_Rev 02); and
 - General Arrangement West Elevation (A_P_304_Rev 02).
- Proposed plans and drawings, prepared by Apt.
 - General Arrangement North Elevation (A_P_301_Rev 03);
 - General Arrangement East Elevation (A_P_302_Rev 03);
 - General Arrangement South Elevation (A_P_303_Rev 03); and
 - General Arrangement West Elevation (A_P_304_Rev 03).

The requisite application fee of £234.00 (Plus a Planning Portal admin fee of £32.20) has been paid online via the Planning Portal at the time of submission.

Should you have any queries please do not hesitate to contact Alex Neal (020 7333 6301) or Chloe Staddon (020 486 3417) of this office.

Yours faithfully



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