

Application ref: 2023/0553/P  
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Date: 31 March 2023

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Gerald Eve LLP  
One Fitzroy  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Castlewood House (77-91) and Medius House (63-69)**  
**New Oxford Street**  
**London**  
**WC1A 1DG**

Proposal: Non-material amendment for planning permission 2017/0618/P dated 21/12/2017 (as amended by planning permission 2021/4162/P dated 15/07/2022) 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.' Alterations include tv/signal satellite and stand, access ladder, mechanical smoke ventilation system and extract, glazed roof light and mansafe system. CHANGES include omitting the glazing bars of medius house to the rear elevation.

Drawing Nos: Apt Medius House NMA (February 2023) (Rev A), Fleetwood Cover Letter (13/01/2020), Gerald Eve Cover Letter (07/02/2023), A\_P\_303 (Rev 02)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2017/0617/P shall be replaced with the following condition:

## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

Existing Drawings: (All Prefixed: A\_PL\_E\_) 001; 010; 011; 031; 032; 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 201; 202; 203; 204; 205; 206; 301; 302; 303; 304; 305; 306; 307; 308.

Demolition Drawings: (All prefixed A\_PL\_D\_) 098; 099; 100; 101; 102; 103; 104; 105 Rev 01; 106; 107; 108; 109; 201.

Proposed Drawings: (All Prefixed: A\_PL\_P\_) 010 R01; 011 R01; 031 R01; 032 R01; 098 R01; 099 R01; 100 R01; 101 R01; 102 R01; 103 R03; 104 R03; 105 R03; 106 R03; 107 R03; 108 R03; 109 R01; 110 R03; 111 R01; 201 R01; 202 R01; 203 R01; 204 R01; 205 R01; 206 R01; 301 R02; 302 R01; 303 R02; 304 R01; 305 R02; 306 R01; 307 R02; 308 R01; 400 R01; 500; 501; 502; 503; 504; 505; 506; 507.

Apt Medius House NMA (February 2023) (Rev A), Fleetwood Cover Letter (13/01/2020), Gerald Eve Cover Letter (07/02/2023), A\_P\_303 (Rev 02)

Supporting Documents: Supporting Documents: S73 Design document (February 2022), Cover Letter (February 2022), S73 Glazing Clarification document (June 2022), Cover Letter (Gerald Eve) 04 April 2017; Affordable Housing statement( Gerald Eve) January 2017; Accommodation schedule(RPP) 31 March 2017; Accessibility Schedule (RPP) 21 April 2017; Arboricultural Impact Assessment Report (Sharon Hosegood) 07 January 2017; Air Quality Assessment and Air Quality Technical Addendum (REC)March 2017; Basement Impact Screening Assessment( Davies Maguire) January 2017; Construction Phase Plan Initial considerations(ARUP) 18 January 2017; Daylight and Sunlight Report ( Point 2) dated April 2017; Internal Sunlight Daylight report( Point 2) March 2017; Design and Access Statement ( RPP) January 2017 and Design and Access Statement Addendum ( RPP) dated April 2017; Drainage Strategy report( Davies Maguire) January 2017; Revised Energy Statement ( GDM Partnership) January 2017; Flood Risk Assessment( CBRE) January 2017 ; Castlewood House - Future 3 Climate Change Study ( GDM Partnership); Medius House- Future Climate Change Study (GDM Partnership); Ground Conditions Contaminated Land Assessment( GB Card & Partners) January 2017; Historic Environment Assessment( MOLA) January 2017; Housing Study( RPP) January 2017; Noise Impact Assessment( REC) January 2017; Phase 1 Habitat Survey BEEAM( basecology) January 2017; Medius House BREEAM Domestic Refurbishment Report Planning Rev E (Verte Sustainability) April 2017; Town Planning Statement (Gerald Eve) January 2017; Preliminary Roost Assessment (basecology) January 2017; Financial Viability Assessment (Gerald Eve) January 2017; Statement of Community Involvement( London communications Agency) January 2017; Sustainability Statement(GDM Partnership) January 2017; Townscape Built Heritage & Visual Impact Assessment (Tavenor) January 2017; Transport Assessment( ARUP) January 2017)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

The non-material amendment seeks to amend the design of the windows on the south elevation, specifically removing the crittal window bars, meaning that these windows will appear as single pane windows. The changes relate to two rows of windows on the rear of Medius House; the eastern side and the western side of the rear. The window design will be altered to appear as other windows on the rear elevation. Only one row of the windows to the west would be publically seen from Dyott Street. These changes are not for original windows and therefore the impact on the original character of the building will be limited. The glazing bars were not fire safety compliant which is the reason for the change.

Given the changes are minor and insignificant within the context of the whole scheme, the changes are not considered to materially affect the existing building or surrounding area.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/0618/P dated 21/12/2017 (as amended by 2021/4162/P dated 06/02/2023).

In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of use, appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material of the approved development.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 2017/0618/P dated 21/12/2017 (as amended by 2021/4162/P dated 06/02/2023) and is bound by all the conditions attached to that permission

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.

Yours faithfully

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

Daniel Pope

Chief Planning Officer

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