

Application ref: 2021/0528/P  
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Date: 2 May 2023

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
72 Welbeck Street  
Marylebone  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details required by condition 6 (landscaping) of planning permission 2017/0618/P dated 21/12/2017 (for the demolition of existing office building at Castlewood House and erection of an 11 storey office building with retail and restaurant uses; enlargement of existing double basement level; partial demolition of Medius House with retention of the existing façade, and erection of a two storey roof extension in connection with the change of use of the building from office and retail to provide 18 affordable housing units).

Drawing Nos: 863-DT-411 (T04), 863-PL-201 (T05), 863-PL-102 (T05), 863-DT-452 (T01), 863-PL-001 (T08), 863-PL-101 (T06), 863-DT-451 (T03), 863-DT-402 (T02), 863-DT-401 (T02), 863-SP-001 (T04), 863-DO-001 (T02), 863\_DT\_403 (T00), Document Issue Register (863\_DR\_001)

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval-

Condition 6 of planning permission 2017/0618/P dated 21/12/2017 requires

details of the hard and soft landscaping, means of enclosure of all unbuilt open areas and roof terraces.

The documents submitted provide information for two locations- the roof terrace and ground floor landscaping.

With the roof terrace, a hardworks plan, softworks plan and section and furniture document have been submitted demonstrating the general arrangement design and proposed planting. It is considered to be an appropriate proposal with an acceptable level of both planting and hard surfaces in this location. The details are in line with the previous permission and considered to be high quality and therefore are acceptable.

In relation to the ground floor, revisions were sought to ensure that the steps were removed from the landscaping arrangement. This has been carried out and the corner of Bucknall and Earnshaw Street provides a high level of quality and accessibility for landscaping. There is an Arboricultural report supporting the application which has also been confirmed as acceptable by the Council's tree officer. The hard surface materials have been confirmed as acceptable and are considered to be high quality.

It is noted that some of the works fall outside the red line and the overall landscaping scheme covers both land related to the application site and Council- owned land. The implementation will be resolved through a s278 agreement with the developer; however the whole scheme is shown in plans to demonstrate the appearance.

The Council's Tree, Open space and Transport and Highways officers have confirmed that the details provided are acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies D1, D2, D3, A1 and C5 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 12, 16, 38 (b) and 43 of planning permission ref 2017/0618/P dated 21/12/2017 are outstanding and require details to be submitted and approved.

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 corner of the page.

Daniel Pope  
Chief Planning Officer