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12 May 2023

Our ref: ANE/CHST/ASI/J7623

Your ref: PP-12156426

Dear Sirs,

**Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG
Partial Discharge of Condition 33 of Planning Permission Ref. 2017/0618/P (Superseded by Planning Permission Ref. 2021/4162/P)
Water Efficiency – Castlewood House**

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to partially discharge Condition 33 of Planning Permission Ref. 2017/0618/P (Superseded by Planning Permission Ref. 2021/4162/P) ('the Planning Permission').

Background

On 21 December 2017, an application for full Planning Permission was granted under Planning Permission Ref. 2017/0618/P for the following:

"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 façade, 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 retain retail use at ground floor level."

Following the grant of this Planning Permission, a S73 application was granted on 10 February 2023, under Planning Permission Ref. 2021/4162/P for the following:

"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."

Condition 33 – Water Efficiency

Condition 33 of the planning permission requires the following:

"The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating

that this has been achieved shall be submitted and approved by the Local Planning Authority.”

This application for approval of details relates to Castlewood House only.

An application to part discharge this condition was previously submitted in relation to Medius House and was approved on 6 September 2022 (Planning Permission Ref. 2022/2028/P).

Application documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP;
- Covering Letter, prepared by Gerald Eve LLP;
- Evidence and details demonstrating water efficiency, prepared by Skanska.

The requisite application fee of £116.00 (plus a Planning Portal service charge of £64.00) has been made via the Planning Portal.

Please do not hesitate to contact Chloe Staddon (020 3486 3417) or Aadam Siddiqui (020 7333 6246) of this office should you have any questions or concerns. We look forward to receiving notice of your receipt and validation.

Yours faithfully



Gerald Eve LLP

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