

Application ref: 2022/5008/P
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Date: 2 June 2023

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Gerald Eve LLP
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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 pursuant to condition 6 (Landscaping) of planning permission reference 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: Terrace Landscaping Pack

CW-PLA-ZZ-ZZ-RF-DR-LS-00475_C00.

CW-PLA-ZZ-ZZ-RF-DR-LS-00456_C00.

CW-PLA-ZZ-ZZ-RF-DR-LS-00455_C00.

CW-PLA-ZZ-ZZ-RF-DR-LS-00421_C00.

CW-PLA-ZZ-ZZ-RF-DR-LS-00305_C00.

CW-PLA-ZZ-RF-DR-LS-00457_C01.

CW-PLA-ZZ-RF-DR-LS-00435_C01.

CW-PLA-ZZ-RF-DR-LS-00423_C00.

CW-PLA-ZZ-RF-DR-LS-00422_C01,

CW-PLA-ZZ-RF-DR-LS-00420_C04.

CW-PLA-ZZ-RF-DR-LS-00419_C02.

CW-PLA-ZZ-RF-DR-LS-00418_C02.
CW-PLA-ZZ-RF-DR-LS-00417_C02.
CW-PLA-ZZ-RF-DR-LS-00416_C01.
CW-PLA-ZZ-RF-DR-LS-00415_C01.
CW-PLA-ZZ-RF-DR-LS-00405_C03.
CW-PLA-ZZ-RF-DR-LS-00206_C02.
CW-PLA-ZZ-RF-DR-LS-00205_C02.
CW-PLA-ZZ-RF-DR-LS-00106_C01.
CW-PLA-ZZ-RF-DR-LS-00105_C02.
CW-PLA-ZZ-RF-DR-LS-00006_C02.
CW-PLA-ZZ-RF-DR-LS-00005_C02.

Interim tender pack

Landscape Implementation, Management and Maintenance Programme (December 2022) - 863-DO-002_T00.

Castlewood House Ground Floor - Interim Scheme Landscape Specification (December 2022) - 863-SP-000_T00.

863-DT-404_T00.

863-DT-406_T00.

863-DT-412_T00.

863-DT-453_T00.

863-DT-457_T00.

863-PL-002_T02.

863-PL-103_T00.

863-PL-104_T00.

863-PL-202_T00.

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

Informative(s):

1 Reasons for 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.

Condition 6 has already been part discharged under approval ref 2022/2059/P on 06/09/2022. The proposed details submitted now relate to the roof terrace planters, landscaping, and furnitures. They show an acceptable amount of soft landscaping and acceptable design of structures and would provide a good quality of visual amenity. Overall the details are in accordance with the permitted scheme.

The site's planning history has been taken into account in coming to this decision. The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies D1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 12, 16 (for Castlewood House), 38 (b), 40 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer