

Application ref: 2023/1843/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 15 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

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 30 (SuDS: Evidence of Installation) granted under planning permission (2017/0618/P) dated 21/12/2017 (demolition of existing office building at Castlewood House (Class B1), and erection of 11 storey office building (Class B1) with retail and restaurant uses (Class A1/A3), Partial demolition of Medius House and erection of a two storey roof extension, in connection with the change of use 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.).

Drawing Nos: 15-21 DM-01-B1-DR-C-012 (C07), CW-PAD-XX-00-DR-X-0026 (C01), 1800-GDM-CH-B1-DR-P-7802 (C4), 1800-GDM-CH-GF-DR-P-7803 (C4), Appendix - Evidence of SuDS Installation, Skanska Cover Letter (05/05/2023), Gerald Eve Cover Letter (05/05/2023)

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

Informative(s):

- 1 Reasons for granting permission/consent-

Condition 30 (SuDS) of planning permission 2017/0618/P dated 21/12/2017 requires evidence of the SuDS have been implemented in accordance with the approved details. This application relates to Castlewood House as SuDS details for Medius House has been approved under 2022/4632/P.

The local lead flood authority (LLFA) has reviewed the submitted information which sets out the details of SuDs installed at Castlewood House which is in keeping with the agreed SuDs installation information in the original approval. Therefore the LLFA are satisfied that it has been demonstrated that the proposed works have been implemented for Castlewood house and therefore recommends the full discharge of the condition.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects. As such, the proposed development is in general accordance with policy CC3 of the Camden Local Plan 2017

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects. As such, the proposed development is in general accordance with policy CC3 of the Camden Local Plan 2017

- 2 You are reminded that conditions 12, 16, 38 (b), 40 and 43 of planning permission ref 2017/0618/P dated 21/12/2017 are outstanding and requires details to be submitted and approved.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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