

Application ref: 2023/1920/P  
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Date: 22 June 2023

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

Phone: 020 7974 4444

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

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 33 (Water Efficiency) granted under planning permission ref. 2017/0618/P dated 21/12/2017 (as amended by ref 2021/4162/P dated 10/02/2023) for '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: Cover Letter (12/05/2023), Castlewood House Sanitaryware Components Table (to feed into Wat 01 Calculator), BREEAM Calculator for Water Consumption

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for approving details-

Condition 33 (Water efficiency) of planning permission reference 2017/0618/P

dated 21/12/17 requires the development to achieve a maximum internal water use of 105 litres per person per day plus 5 litres for external water use. This condition has been partially discharged in relation to Medius House under 2022/2202/P.

The submitted water efficiency calculations show a water consumption rate of 19.31 litres per day per person (with no external water use) and therefore meets the requirement for Castlewood House. Paragraph 2.63 part (b) of the s106 legal agreement will require 60% water credits which will ensure the requires of water efficiency for the development have been met

The water use details demonstrate that the development contributes to minimising the need for further water infrastructure in an area of water stress.

As such the condition can be fully discharged. 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 details are in accordance with policy CC1 of the London Borough of 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](http://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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer