

Application ref: 2023/4455/P
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CBRE Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Former Castlewood House
77-91 New Oxford Street
London
WC1A 1DG

Proposal: Non-material amendment for planning permission 2017/0618/P dated 21/12/2017 (as amended by planning permission 2021/4162/P dated 15/07/2022) 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 to include installation of new fire door on ground floor of west facade and two obscure glazed windows on level 9 of the east facade.

Drawing Nos: Cover Letter (11/10/2023), 3314 I-X-14 (T6), 3314 I-X-16 (T9)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2017/0618/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

Existing Drawings: (All Prefixed: A_PL_E_) 001; 010; 011; 031; 032; 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 201; 202; 203; 204; 205; 206; 301; 302; 303; 304; 305; 306; 307; 308.

Demolition Drawings: (All prefixed A_PL_D_) 098; 099; 100; 101; 102; 103; 104; 105 Rev 01; 106; 107; 108; 109; 201.

Proposed Drawings: (All Prefixed: A_PL_P_) 010 R01; 011 R01; 031 R01; 032 R01; 098 R01; 099 R01; 100 R01; 101 R01; 102 R01; 103 R03; 104 R03; 105 R03; 106 R03; 107 R03; 108 R03; 109 R01; 110 R03; 111 R01; 201 R01; 202 R01; 203 R01; 204 R01; 205 R01; 206 R01; 301 R03; 303 R03; 305 R02; 306 R01; 307 R02; 308 R01; 400 R01; 500; 501; 502; 503; 504; 505; 506; 507. 3314 I-X14 (T6), 3314 I-X16 (T9)

Supporting Documents: s73 Design document (February 2022), Cover Letter (February 2022), S73 Glazing Clarification document (June 2022), Cover Letter (Gerald Eve) 04 April 2017; Affordable Housing statement(Gerald Eve) January 2017; Accommodation schedule(RPP) 31 March 2017; Accessibility Schedule (RPP) 21 April 2017; Arboricultural Impact Assessment Report (Sharon Hosegood) 07 January 2017; Air Quality Assessment and Air Quality Technical Addendum (REC) March 2017; Basement Impact Screening Assessment(Davies Maguire) January 2017; Construction Phase Plan Initial considerations(ARUP) 18 January 2017; Daylight and Sunlight Report (Point 2) dated April 2017; Internal Sunlight Daylight report(Point 2) March 2017; Design and Access Statement (RPP) January 2017 and Design and Access Statement Addendum (RPP) dated April 2017; Drainage Strategy report(Davies Maguire) January 2017; Revised Energy Statement (GDM Partnership) January 2017; Flood Risk Assessment(CBRE) January 2017 ; Castlewood House - Future 3 Climate Change Study (GDM Partnership); Medius House- Future Climate Change Study (GDM Partnership); Ground Conditions Contaminated Land Assessment(GB Card & Partners) January 2017; Historic Environment Assessment(MOLA) January 2017; Housing Study(RPP) January 2017; Noise Impact Assessment(REC) January 2017; Phase 1 Habitat Survey BEEAM(basecology) January 2017; Medius House BREEAM Domestic Refurbishment Report Planning Rev E (Verte Sustainability) April 2017; Town Planning Statement (Gerald Eve) January 2017; Preliminary Roost Assessment (basecology) January 2017; Financial Viability Assessment (Gerald Eve) January 2017; Statement of Community Involvement(London communications Agency) January 2017; Sustainability Statement(GDM Partnership) January 2017; Townscape Built Heritage & Visual Impact Assessment (Tavenor) January 2017; Transport Assessment(ARUP) January 2017), Cover Letter (11/10/2023)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval:

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, Part 2 of the Town and Country Planning Act 1990 (as amended) states that "in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted".

The non-material amendment seeks to install a new fire door on the ground floor of the Earnshaw Street façade and install two obscure glazed windows on the eastern elevation at level 9.

The new fire door is within the curtain walling of the building and is made out of the same materials. This small alteration will not have any material difference on the appearance of the building. The obscure windows only replace two small panes of glass on level 9 and would mean there is no overall impact on the appearance of the building.

Given the changes are minor and insignificant within the context of the whole scheme the small introductions are not considered to cause any harm to the existing building or surrounding area.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission ref 2017/0618/P dated 21/12/2017 (as amended by 2021/4162/P dated 06/02/2023). The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 2017/0618/P dated 21/12/2017 (as amended by 2021/4162/P dated 06/02/2023) and is bound by all the conditions attached to that permission.

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 2023.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope

Chief Planning Officer

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