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FAO: Ewan Campbell

Our ref: ANE/CHST/ASI/J7623

Your ref: PP-12739137

24 January 2024

Dear Sir/Madam,

Castlewood House (77-91), New Oxford Street, London, WC1A 1DG
Town and Country Planning Act 1990 (as amended)
Non-material amendment application under S96a to Planning Permission Ref No. 2017/0618/P (as amended)

We write behalf of our client, Royal London Mutual Insurance Society ('the Applicant'), to submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) for non-material amendments to Planning Permission Ref. 2017/0618/P at Castlewood House (77-91), New Oxford Street, London, WC1A 1DG (the Site').

This non-material amendment application ('NMA') seeks to remove condition 43 relating to short stay cycle parking.

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."

A number of NMA applications have also been submitted and granted under various application reference numbers at the

site.

Procedure

Section 96a of the Town and Country Planning Act 1990 (as amended) provides local planning authorities with the powers to amend planning permissions where they are satisfied the proposed changes are non-material. There is no statutory definition of what is considered non-material. Planning Practice Guidance explains that this is because it will depend on the context of the overall scheme in any given case. As agreed with officers, the proposed amendment is considered as non-material in nature.

Proposed Amendments

For context, please see full wording of condition 43 below.

Condition 43 – Short Stay Cycle Parking

“Prior to first occupation of Castlewood House details of 30 short stay cycle spaces shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented prior to the occupation of Castlewood House and retained as such permanently thereafter.”

This NMA application seeks to remove condition 43 as the applicant has confirmed that it is not possible to provide the required number of cycle parking spaces within the site’s red line boundary.

As a result, the applicant has entered into a Deed of Variation (‘DoV’) agreement to secure the short stay cycle parking as a payment contribution and additional head of term in the S106 legal agreement. This approach was discussed and agreed with Ewan Campbell (Senior Planning Officer) on 26 September 2023.

In accordance with Clause 4.22.1, a highways contribution of £5,620 has been made. A copy of the completed DoV has been submitted as part of this application as well as proof of payment.

Application Documents

In accordance with the London Borough of Camden’s validation requirements, the following documents have been submitted in support of the non-material amendment application:

- Completed Application Form, prepared by Gerald Eve LLP;
- Covering Letter, prepared by Gerald Eve LLP;
- Deed of Variation (including highways contribution details), signed and sealed by the London Borough of Camden, RLUKREF Nominees (UK) One Limited and RLUKREF Nominees (UK) Two Limited; and
- Proof of payment for highways contribution.

The requisite application fee of £293.00 (plus a Planning Portal admin fee of £64.00) has been paid online via the Planning Portal (PP-12739137) at the time of submission.

We look forward to receiving confirmation of registration and validation of the applications shortly. In the meantime, should you have any queries, please do not hesitate to contact Chloe Staddon (020 3486 3417) or Aadam Siddiqui (020 7333 6246).

Yours faithfully



Gerald Eve LLP