

Ewan Campbell
c/o London Borough of Camden
5 Pancras Square
London
N1C 4AG17th May 2024

Dear Mr Campbell,

The Earnshaw, New Oxford Street, London WC1A 1DG
Application for Non-Material Amendment to Planning Permission ref:
2017/0618/P (as amended by planning permission 2021/4162/P)

On behalf of our client, GSK, please find enclosed an application an application for non-material amendments to planning permission ref: 2017/0618/P (as amended by planning permission 2021/4162/P) for the following development:

“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 retained retail use at ground floor level”.

Proposed Amendments

GSK have signed a 17-year lease for the entire building and are excited to be moving its global headquarters to Camden. The Earnshaw is currently being fitted out and GSK have been reviewing the approved drawings and details to ensure that they meet their requirements. Following this review, the following amendments are proposed:

1. Installation of an antenna, aerial and satellite dish at roof level;
2. Installation of new planter adjoining the fire door (approved under NMA 2023/4455/P) on the ground floor of the west elevation; and
3. Inclusion of post screening room within loading bay area.

The amendments are depicted on the marked-up drawings that accompany this application.

The locations of the antenna, satellite dish and aerial are shown on the enclosed roof plans and elevations and are located below the line of the BMU and lift screening panels on the roof. Therefore, the proposed additions would not be visible from street level and cause no impacts compared to the consented plans.

The proposed changes also include installing a planter guard near the fire exit door that was approved under the recently approved NMA (Ref: 2023/4455/P). The planter guard rail is required to protect pedestrians from the fire escape door swinging outwards when automated in the event of a fire. The fire door is required to swing

outwards under Building Regulations (any means of escape fire door must open in the direction of escape) and the proposed planter will protect pedestrians from the door swinging outwards should the fire alarm be activated.

The proposed post screening room in the loading bay is required by GSK to meet their operations across the entire building and enable post to be screened centrally and in an efficient manner. There are two van loading bays that will meet GSK's operational requirements as the tenant of the entire building from a delivery and servicing perspective. The previous plans had three van loading bays but this was based on the building being occupied by multiple tenants and there are significant efficiencies in the delivery and servicing through GSK being the sole tenant of the building.

The amendments proposed are modest in the context of the approved development and do not give rise to any impacts not assessed and satisfactorily mitigated by the conditions attached to the original permission and are therefore non-material.

The following is submitted in support of this application:

- Application form;
- Relevant approved drawings; and
- Revised drawings

This application is supported by the Planning Portal Application Form (**PP-13002495**). The application fee of £293.00 (plus £70.00 processing fee) has been paid online via the Planning Portal.

We look forward to hearing from you in response to these proposals. If you have any queries or require anything further, please don't hesitate to contact me.

Yours sincerely



Matt Gore
Director
CBRE Ltd | UK Development - Planning