

Application ref: 2024/1969/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 14 June 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**77-91 Former Castlewood House**  
**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 roof top equipment, installation of new planter and inclusion of post screening room within loading area

Drawing Nos: 3314 I-X12 (T5), 3314 I-X13 (C3), 3314 I-X14 (C3), 3314 I-X15 (C3), 3314 I-X16 (C4), 3314 I-X17 (C3) and Cover Letter (17/05/2024)

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; 3314 I-X17 (C3); 031 R01; 032 R01; 098 R01; 099 R01; 3314 I-X12 (T5); 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; 3314 I-X13 (C3); 3314 I-X15 (C3); 305 R02; 306 R01; 307 R02; 308 R01; 400 R01; 500; 501; 502; 503; 504; 505; 506; 507. 3314 I-X14 (C3), 3314 I-X16 (C4)

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), Cover Letter (24/01/2024), Deed of Variation (29/11/2023)

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

Informative(s):

1 Reason for granting approval-

The non-material amendment involves the installation of an antenna, aerial and satellite dish at roof level, new planter adjacent to ground floor fire door and inclusion of the post screening room within the loading bay area.

Overall the works are considerably minor not changing the design or overall appearance of the building in any meaningful way. The internal works also maintain a good level of space and do not impact on the functionality of the building in a material way.

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.

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.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or 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