

Application ref: 2023/3845/P  
Contact: Ewan Campbell  
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Date: 2 October 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)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

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

Proposal:

Change of use of retail units 1, 2 and 3 at ground and basement levels to a restaurant, vertical farm and community space (Use Class Sui Generis); new fire door on Earnshaw Street elevation.

Drawing Nos: Existing Drawings: 3314 I-X-203 (T1), 3314 I-X04 (T1), 3314 I-X09 (P1), 3314 I-X11 (P1)

Proposed Drawings: 3314 I-XX-100 (T2), 3314 I-XX-B (T1), 3314 I-X08 (T4)

Documents: Personal Permission Note, Cover Letter (14/09/2023), Operational Management Plan (Draft), Ground Floor Design Vision Document (06/09/2023)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Existing Drawings: 3314 I-X-203 (T1), 3314 I-X04 (T1), 3314 I-X09 (P1), 3314 I-X11 (P1)

Proposed Drawings: 3314 I-XX-100 (T2), 3314 I-XX-B (T1), 3314 I-X08 (T4)

Documents: Personal Permission Note, Cover Letter (14/09/2023), Operational Management Plan (Draft), Ground Floor Design Vision Document (06/09/2023)

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 This permission is personal to GSK and shall endure for the period of their occupation only. On GSK permanently vacating the property, the sui generis use at ground and part basement level on the approved plans shall revert to the lawful use for retail and restaurants purposes as per planning permission 2021/4162/P

Reasons: Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policies, TC2, D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The use hereby permitted shall be carried out only during the hours of:

07:00 - 23:00 Mondays to Thursdays

07:00 - 00:00 Fridays and Saturdays

08:00 - 22:00 Sundays and Bank Holidays

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The premises shall be operated and managed at all times in accordance with the Operation Management Plan dated 07/08/2023 hereby approved, or the latest subsequent amended version which has been approved in writing by the

Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.


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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer