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31 January 2017

Our ref: J7623A

FAO: David Glasgow

Dear Sir / Madam

**Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London
Application for Planning Permission, Town and Country Planning Act 1990**

We write on behalf of our client, Royal London Mutual Insurance Society, to apply for planning permission under the Town and Country Planning Act 1990 in relation to the proposed phased development at Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London.

The Site

Castlewood House is an existing office (Class B1) building providing 13,099sqm GEA of commercial floorspace over nine storeys. The existing post-war building is predominantly a brown brick facade above a single storey stone plinth. It is solely office use, from lower ground floor (looking out into the sunken courtyards to the rear of the building) to level 08, with the main entrance accessed from New Oxford Street.

Medius House comprises 652sqm GEA of retail (Class A1) at ground floor level and 1,610sqm GEA of office (Class B1) floorspace over five upper floors. The existing interwar building of five storeys, stepping up to six storeys at the junction with Dyott Street. Although of a plainer and heavier architectural style, it shares the rusticated brickwork of its neighbour.

Proposals

The proposed development is for the following:

“Demolition of the existing building, at Castlewood House, and construction of a replacement ten storey mixed use building, plus ground and two basement levels, including the provision of retail (Class A1 and/or A3) and office (Class B1) floor space. External alterations to Medius House including partial demolition, retention of the existing façade and two floor extension to provide 20 affordable housing units (Class C3), together with associated highway improvements, public realm, landscaping, vehicular and cycle parking, bin storage and other associated works.”

The proposals have been subject to extensive pre-application consultation with officers, statutory consultees, local stakeholders and residents, as documented in the Statement of Community Involvement. The proposals have evolved throughout the consultation process to address comments raised.

Application Documentation

As agreed, with David Glasgow on 4 January 2017, the application has been submitted in electronic (1 x CD) and hard format (1 x paper copy). The application submission comprises the following:

- Completed planning application form, submitted via the planning portal (Ref: 05726869);
- Completed CIL additional information form;
- Application Drawings (including Site Location Plan), prepared by RPP;
- Design and Access Statement (including Access Statement, prepared Arup), prepared by RPP;
- Housing Study, prepared by RPP;
- Planning Statement, prepared by Gerald Eve;
- Affordable Housing Statement, prepared by Gerald Eve;
- Townscape, Heritage and Visual Impact Assessment, prepared by Tavernor Consultancy;
- Air Quality Assessment, prepared by REC;
- Noise Baseline and Constraints Assessment, prepared by REC;
- Historic Environment Assessment, prepared by MOLA;
- Ground Conditions and Contaminated Land Assessment Desk Study, prepared by GB Cards;
- Daylight and Sunlight Assessment, prepared by Point 2 Surveyors;
- Sustainability Statement (including BREEAM, prepared by Verte Sustainability), prepared by GDM Partnership;
- Energy Statement, prepared by GDM Partnership;
- Phase 1 Habitat Survey & BREEAM, prepared by Basecology;
- Preliminary Roost Assessment, prepared by Basecology;
- Arboricultural Impact Assessment Report, prepared by Sharon Hosegood Associates;
- Transport Assessment (including Travel Plan), prepared by Arup;
- Construction Phase Plan Initial Considerations, prepared by Arup;
- Basement Impact Assessment Screening Report, prepared by Davis Maguire;
- Drainage Strategy Report, prepared by Davies Maguire + Whitby;
- Flood Risk Assessment, prepared by CBRE;
- Statement of Community Engagement, prepared by LCA; and
- Financial Viability Report, prepared by Gerald Eve.

The planning application fee of £53,429 has been paid by BACS. A signed Planning Performance Agreement has been submitted under separate cover.

We look forward to confirmation of validation of this application; in the interim, should you wish to discuss any aspect of the application please do not hesitate to contact Graham Oliver or Alex Neal of this office.

Yours faithfully,



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