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14 May 2018

Our ref: GAO/ANE/RGU/J7623A

Your ref: 2017/0618/P/PP-06967115

Dear Sirs,

Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG

**Discharge of Condition 14 of Planning Permission Ref. 2017/0618/P
Site Investigation Scheme Report**

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 14 of the planning permission ref. 2017/0618/P ('the planning permission').

Background

The Planning Permission dated 21 December 2017, to which this application for approval of details relates, is 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'.

Condition 14 – Site Investigation Scheme Report

Condition 14 of the planning permission requires the following:

'At least 28 days before the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must

comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11)'.

As required by the condition, the attached Site Investigation Scheme Report, prepared by LMB Geosolutions Ltd, is submitted for formal approval.

Application Documentation

The following information is submitted via the planning portal:

- Planning Portal application form (Ref. PP-06967115), prepared by Gerald Eve LLP;
- Scheme Assessment Report, prepared by LMB Geosolutions Ltd dated May 2018; and
- Figure 1 - Approximate Site Location, prepared by LMB Geosolutions Ltd dated April 2018.

The requisite application fee of £116 will follow in due course.

Please do not hesitate to contact Alex Neal (020 7333 6301) or Rebecca Gunn (020 7333 6407) of this office should you have any questions or concerns. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully,



Gerald Eve LLP

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Enc. As above
Via the Planning Portal