

Application ref: 2018/2239/P
Contact: Thomas Sild
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Date: 22 November 2018

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Gerald EveLLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details required by Condition 14 (contamination) granted under planning permission (2017/0618/P) dated 21/12/2017 (demolition of existing office building at Castlewood House (Class B1), and erection of 11 storey office building (Class B1) with retail and restaurant uses (Class A1/A3), Partial demolition of Medius House and erection of a two storey roof extension, in connection with the change of use 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.).

Drawing Nos: Preliminary Environmental Risk Assessment - LMB Geosolutions Ltd (25 July 2018), Enviro Insight - Groundsure Location Intelligence (27 June 2018), Site Investigate Scheme - LMB Geosolutions Ltd (May 2018)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting

The written Preliminary Environmental Risk Assessment covers both Castlewood (a) and Medius House (b). The document has been assessed by

an Environmental Health Officer and the details are adequate to discharge Condition 14 in full. Condition 14, together with Conditions 15 and 16 which have yet to be discharged, aim to protect future occupiers of the development from the possible presence of ground contamination.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the details submitted are in general accordance with policy C1, A1 and DM1 of the Camden Local Plan 2017.

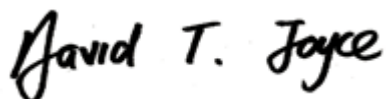
- 2 You are reminded that Conditions 4, 5, 6, 7, 9, 12, 15, 16, 17, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 39, 40, 41, 43, 44, 45, and 46 of planning permission 2017/0618/P dated 21/12/2017 and amended under reference 2018/5353/P dated 19/11/2018 are currently outstanding and require details to be submitted and approved.

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 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning