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Our ref: GAO/ANE/CHST/J7623B

FAO: Thomas Sild

Dear Sir / Madam

**Castlewood House and Medius House
Town and Country Planning Act 1990 (as amended)
S96A Non-Material Amendment to Planning Permission 2017/0618/P**

We write on behalf of our client, Royal London Mutual Insurance Society, to submit a non-material amendment application to the planning permission (ref: 2017/0618/P) at the aforementioned address at Castlewood and Medius House, 77-91 and 63-69 New Oxford Street, London, WC1A 1DG.

Background

As you will be aware planning permission was granted on 21 December 2017 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 terrace 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.

The planning permission is subject to a Section 106 Agreement of the same date.

Since permission was granted, non-material amendment application (ref: 2018/5353/P) was submitted to the Council seeking the relocation of the central lift/stair core and lift overrun, changes to the associated external elevations, alterations to the main entrance design and associated works.

Application 2018/5353/P was approved on 19th November 2018.

Proposed Amendments

As part of the detailed design process a number of minor refinements to the scheme design of Medius House are being proposed to ensure that a high quality and functional development can be

delivered. A Design Document has been prepared by Apt (dated June 2019) which sets out in detail the full design amendments.

In summary these include:

1. Omission of windows on the south elevation

It is proposed to remove a total of 12 fire rated windows on the south elevation (6 on the stairs and 6 on the apartments) due to concerns regarding continued maintenance and upkeep of the approved building. The consented windows would be fixed shut, posing difficulties in terms of cleaning. By removing the consented windows, the overall functionality of the building would be improved, whilst ensuring that the façade articulation is maintained through recessed brick detailing.

The windows in question serve the staircase of Medius House and would therefore have no adverse impact in daylight and sunlight terms, as set out within the accompanying report by Point 2 Surveyors.

2. Ground floor external envelope changes

Following the development of ground floor retail uses, high level louvres are sought at ground floor level in order to accommodate air intake for future retail users. The proposed amendment seeks to cater for future users of the building, providing contemporary commercial requirements in line with market demands.

3. Revised building heights

An increase in ceiling zones and building height by 65mm is proposed at Pod Level (stair overrun and terrace access roof level) in order to comply with amendments to the Building Regulations (November 2018).

The proposed amendments set out above are of a scale and nature which would not result in any material change to the approved development and remain in keeping with the character of the development and surrounding area. The proposed amendments to the scheme would improve the functionality of the building and comply with recently adopted regulation requirements. The proposals therefore constitute non-material amendments to planning permission 2017/0618/P.

Application Documentation

In accordance with Camden's application requirements, the following documents have been submitted as part of this non-material amendment application:

- Application form;
- Location plan;
- Daylight and Sunlight Summary, prepared by Point 2 Surveyors;
- Approved drawings, prepared by Apt; and
- Proposed drawings, prepared by Apt.

The requisite application fee of £234 has been made via the Planning Portal.

Should you have any queries please do not hesitate to contact Alex Neal (020 7333 6301) or Chloe Staddon (020 486 3417 of this office.

Yours faithfully

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