

Application ref: 2019/1102/P  
Contact: Thomas Sild  
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Date: 6 August 2019

**Development Management**  
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c/o  
72 Welbeck Street  
Marylebone  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details of structural method statement including condition survey required by Condition 44 of planning permission 2017/0618/P granted 21 December 2017 for 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 facade, 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

Drawing Nos: Medius House - Structural Method Statement (Davies Maguire, Rev 1 July 2019) incorporating Façade Survey DMAG-1521-02-FS (Revision 1 July 2019), Agent Email dated 01/07/2019

Informative(s):

1 Reason for approval

Condition 44 requires a structural method statement and condition survey relating to the façade retention of Medius House. The condition survey has been reviewed by the Council's Conservation Officer and is acceptable subject to an informative noting that pointing repairs will be done to match the existing in terms of composition, colour and finish. The proposed structural methods have been reviewed by the Council's Building Control Engineer and found to be acceptable in principle for the discharge of this condition, subject to further details of the works being provided through Condition 45 and the programme of works. The submission document has been revised to address queries raised by both Conservation and Building Control.

The approved details are in general accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6, 7, 9, 12, 16, 20, 21, 24, 25,26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 39, 40, 41, 43, 45 and 46 of planning permission 2017/0618/P granted on 21/12/2017 are outstanding and require details to be submitted and approved.
- 3 You are advised that all new pointing repairs to the facade must be done to match the existing in terms of composition, colour and finish

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer