



GERALDEVE

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27 August 2019

Our ref: GAO/ANE/CHST/J7623A
Your ref: PP-08108144

Dear Sirs,

Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG
Discharge of Condition 45 of Planning Permission Ref. 2017/0618/P

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 45 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 45 – Façade Retention

Condition 45 of the planning permission requires the following:

“No development (including demolition) of Medius House shall take place until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of the façade retention during demolition and construction works to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities and provision of details of the programme of works shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent

change or reappointment shall be confirmed forthwith for the duration of the construction works”.

Application Documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- Royal London Compliance Letter.

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

Please do not hesitate to contact Alex Neal (020 7333 6301) or Chloe Staddon (020 3486 3417) 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