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02 September 2019

Our ref: GAO/ANE/CHST/J7623A

Dear Sirs,

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

Discharge of Condition 35 of Planning Permission Ref. 2017/0618/P

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 35 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 35 – Air Quality Monitoring

Condition 35 of the planning permission requires the following:

"Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, full details of the air quality monitors shall be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed commencement date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved".

Application Documentation

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The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- Air Quality Dust Monitoring Plan.

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