



GERALDEVE

London Borough of Camden
2nd Floor, 5 Pancras Square
London
N1C 4AG

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

30 October 2019

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, The RLUKREF Nominees (UK) One Limited and RLUKREF Nominees (UK) Two Limited, 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.

A further non-material amendment application (ref: 2019/3594/P) was submitted to the Council in August 2019 seeking the omission of windows from the south elevation, additional louvres, amendments to the fenestration of the ground floor retail frontage and an increase in ceiling height at pod level. Application 2019/3594/P is currently under determination.

Proposed Amendments

In order to facilitate demolition works on site, this application seeks to vary the wording of Condition 15 attached to planning permission 2017/0618/P. Condition 15 currently states:

Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

It is proposed than Condition 15 be amended to read:

Prior to the commencement of works, other than demolition, within the relevant phase (a) Castlewood House; (b) Medius House, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

The proposed amendment to the wording of Condition 15 has been previously discussed and agreed with Case Officer Thomas Sild.

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; and
- This covering letter,

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

Gerald Ave LLP.

Gerald Eve LLP

cstaddon@geraldeve.com
Direct tel. +44 (0)20 486 3417
Mobile +44 (0) 7717 348812