

Ms Chloe Staddon
Gerald Eve
72 Welbeck Street
Marylebone
London
W1G 0AY

Application Ref: **2019/5664/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

19 November 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Castlewood House and Medius House
77-91 and 63-69 New Oxford Street
London
WC1A 1DG

Proposal: Amendment to the wording of Condition 15 (Ground contamination) of planning permission 2017/0618/P granted 21 December 2017 to allow for demolition prior to discharge

Drawing Nos: Gerald Eve cover letter ref GAO/ANE/CHST/J7623B dated 30/10/2019

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, Condition 15 of planning permission 2017/0618/P shall be replaced with the following condition wording:

REPLACEMENT CONDITION 15:

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 (other than demolition) 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.

Informative(s):

1 Reason for granting approval

The proposed amendment to the wording of Condition 15 would allow for demolition to take place prior to the discharge of this condition. Full site investigation and verification will be possible following demolition. The Council's Contaminated Land officer has been consulted and it is considered that this amendment would still maintain the condition's intention to protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous uses of the site.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the original approval granted on 21/12/2017 reference 2017/0618/P. In the context of the permitted scheme, it is not considered that these amendments would have any material effect on the approved development, nor impact on nearby occupiers.

2 You are advised that this decision relates only to the wording of Condition 15 (Ground contamination) and shall only be read in the context of the substantive permission granted on 21 December 2017 under reference number 2017/0618/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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