

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

Application Ref: **2019/3594/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 77-91 and Medius House 63-69
New Oxford Street
London
WC1A 1DG**

Proposal: Alteration to rear facing fenestration details; Addition of louvres and amendments to fenestration of ground floor retail frontage and increase in ceiling height at pod level (all relating to Medius House) approved under planning permission 2017/0618/P dated 21/12/2017

Drawing Nos:

PROPOSED (Relating to Medius House ONLY)

A_P_100 R01; A_P_301 R02; A_P_302 R02; A_P_303 R01

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 2 of planning permission 2017/0618/P as amended by 2018/5353/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2



The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Drawings: (All Prefixed: A_PL_E_) 001; 010; 011; 031; 032; 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 201; 202; 203; 204; 205; 206; 301; 302; 303; 304; 305; 306; 307; 308.

Demolition Drawings: (All prefixed A_PL_D_) 098; 099; 100; 101; 102; 103; 104; 105 Rev 01; 106; 107; 108; 109; 201.

Proposed Drawings: A_P_098_00, A_P_099_00, A_P_100_00, A_P_101_00, A_P_102_00, A_P_103_00, A_P_104_00, A_P_105_00, A_P_106_00, A_P_107_00, A_P_108_00, A_P_109_00, A_P_110_00, A_P_111_00, A_P_201_00, A_P_202_00, A_P_203_00, A_P_204_00, A_P_301_00, A_P_302_00, A_P_303_00, A_P_304_00, (All prefixed A_PL_P:) 305 R02, 306 R01, 307 R02, 308 R01, 400 R01, 500, 501, 502, 503, 504, 505, 506, 507

Proposed Drawings Relating to Medius House Only: A_P_100 R01; A_P_301 R02; A_P_302 R02; A_P_303 R01

Supporting Documents: Cover Letter (Gerald Eve) 04 April 2017; Affordable Housing statement(Gerald Eve) January 2017; Accommodation schedule(RPP) 31 March 2017; Accessibility Schedule (RPP) 21 April 2017; Arboricultural Impact Assessment Report (Sharon Hosegood) 07 January 2017; Air Quality Assessment and Air Quality Technical Addendum (REC)March 2017; Basement Impact Screening Assessment(Davies Maguire) January 2017; Construction Phase Plan Initial considerations(ARUP) 18 January 2017; Daylight and Sunlight Report (Point 2) dated April 2017; Internal Sunlight Daylight report(Point 2) March 2017; Design and Access Statement (RPP) January 2017 and Design and Access Statement Addendum (RPP) dated April 2017; Drainage Strategy report(Davies Maguire) January 2017; Revised Energy Statement (GDM Partnership) January 2017; Flood Risk Assessment(CBRE) January 2017 ; Castlewood House - Future Climate Change Study (GDM Partnership); Medius House- Future Climate Change Study (GDM Partnership); Ground Conditions Contaminated Land Assessment(GB Card & Partners) January 2017; Historic Environment Assessment(MOLA) January 2017; Housing Study(RPP) January 2017; Noise Impact Assessment(REC) January 2017; Phase 1 Habitat Survey BEEAM(basecology) January 2017; Medius House BREEAM Domestic Refurbishment Report Planning Rev E (Verte Sustainability) April 2017; Town Planning Statement (Gerald Eve) January 2017; Preliminary Roost Assessment (basecology) January 2017; Financial Viability Assessment (Gerald Eve) January 2017; Statement of Community Involvement(London communications Agency) January 2017; Sustainability Statement(GDM Partnership) January 2017; Townscape Built Heritage & Visual Impact Assessment (Tavenor) January 2017; Transport Assessment(ARUP) January 2017)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval

The proposed changes to the fenestration details of the central windows to the south elevation would be of a style that would match those previously approved for the frontage elevations, and as such would result in a more consistent approach across the development and would not be readily visible from the public realm.

The proposed changes to the approved ground floor frontage would provide greater visual interest, appropriate to the remainder of the façade and surroundings.

The 65mm change in building height would not be discernible to the surroundings and is an acceptable amendment.

Following officer advice, it was agreed to omit the proposed removal of the side windows to the south elevation.

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 changes to Medius House in respect to the south elevation fenestration, ground floor shopfronts and overall building height 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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