



**GERALDEVE**

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04 December 2019

**Our ref: GAO/ANE/CHST/J7623A**  
**Your ref: PP-08342081**

Dear Sirs,

**Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG**  
**Discharge of Condition 28 of Planning Permission Ref. 2017/0618/P**  
**Living Roof**

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 28 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 28 – Living Roof**

Condition 28 of the planning permission requires the following:

**'Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation works, full details in respect of the green and brown roof in the areas indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the**

**approved details have been implemented and these works shall be permanently retained and maintained thereafter’.**

### **Application Documentation**

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP;
- Green and brown roof specification; and
- Drawings, prepared by Apt.

The requisite application fee of £116 has been made via the Planning Portal.

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