



GERALDEVE

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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

04 December 2019

Our ref: GAO/ANE/CHST/J7623A

Your ref: PP-08342100

Dear Sirs,

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

**Discharge of Condition 34 of Planning Permission Ref. 2017/0618/P
Mechanical Ventilation**

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 34 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 34 – Mechanical Ventilation

Condition 34 of the planning permission requires the following:

'Prior to commencement of development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, full details of the mechanical ventilation system including air inlet locations, details confirming that an appropriate NO2 filtrations system on the mechanical ventilation intake has been installed, shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The

development shall thereafter be constructed and maintained in accordance with the approved details'.

Application Documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP;
- Drawings, prepared by GDM Partnership;
- Mechanical specification, prepared by GDM Partnership; and
- Email correspondence.

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

ANeal@geraldeve.com
Direct tel. +44 (0)20 7333 6301
Mobile +44 (0)7947 897221

Enc. As above
Via the Planning Portal