

Application ref: 2019/4539/P
Contact: Thomas Sild
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Date: 7 January 2020

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72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details of air quality monitoring as required by Condition 35 of planning permission 2017/0618/P granted 21 December 2017 for 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 facade, 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

Drawing Nos: AIR QUALITY DUST MONITORING PLAN ref AQ107907R1 (REC Ltd);
Air Quality (PM10) Baseline Monitoring Report - Baseline - ref EEMC-AQMR-134/004
Rev 00 (European Environmental Monitoring & Consultancy (EEMC) Ltd)

The Council has considered your application and decided to approve details.

Informative(s):

- 1 The condition requires details including the location, number and specification of monitors, including evidence of them being installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and being in place for 3 months prior to the proposed commencement date.

A full 3 month air quality monitoring report has been supplied covering both Castlewood House and Medius House and has been reviewed by the Council's Sustainability Officer. Monitor DMP4 has been moved and is now considered to provide suitable air circulation. Following negotiation, the proposed details are now considered acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The proposed details are considered satisfactory in safeguarding the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that there are outstanding conditions for this planning permission which still require discharge.
- 3 You are reminded to email future air quality monitoring reports to airquality@camden.gov.uk

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer