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17 December 2019

Our ref: GAO/ANE/CHST/J7623A
Your ref: PP-08375290

Dear Sirs,

Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG
Discharge of Condition 24, 25 and 26 of Planning Permission Ref. 2017/0618/P
Plant and Equipment
Sound Insulation

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 24, 25 and 26 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 24 – Plant and Equipment

Condition 24 of the planning permission requires the following:

'Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least



10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained'.

Condition 25 – Sound Insulation

Condition 25 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, details of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, shall be submitted to and approved in writing by the local planning authority. The details thereby approved details shall be implemented prior to occupation of the relevant part of the development and thereafter be permanently retained'.

Condition 26 – Sound Insulation

Condition 26 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, details of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from adjoining dwellings. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures identified to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within any noise sensitive premises shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved details shall be implemented prior to occupation of the relevant development and thereafter be permanently retained'.

Application Documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- Acoustics, Noise and Vibration Report, prepared by Sandy Brown.

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