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18 December 2019

Our ref: GAO/ANE/CHST/J7623A

Your ref: PP-08377617

Dear Sirs,

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

**Discharge of Condition 36 of Planning Permission Ref. 2017/0618/P
Air Quality Dispersion Modelling**

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 36 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 36 – Air Quality Dispersion Modelling

Condition 36 of the planning permission requires the following:

'Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, full details of the operation stage air quality dispersion modelling, confirming that the development does not have a significant impact on existing air pollution levels at sensitive receptor locations (including neighbouring properties), shall be submitted to and approved by the local planning authority in writing. Dispersion modelling shall be undertaken in accordance with the IAQM and EPUK planning guidance and the London Councils Air Quality and Planning Guidance. Appropriate mitigation measures to reduce

impact from combustion plant shall be implemented as approved and retained permanently thereafter'.

Application Documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- Air Quality Assessment, prepared by REC; and
- Air Quality Assessment, Technical Addendum, prepared by REC.

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