

Application ref: 2019/4537/P
Contact: Thomas Sild
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Date: 23 January 2020

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Gerald Eve LLP
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 wheelchair accessible unit and other accessible residential units as required by conditions 20 and 21 of planning permission 2017/0618/P granted 21/12/2017 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: Stage 4 Access and Inclusion Compliance Status ref 268808-ARUP-RP-xx-xx-00001 R0 dated August 2019 (Ove Arup & Partners Ltd)

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting

Condition 20 (wheelchair accessible unit) requires full details of unit SR_202 demonstrating compliance with Building Regulations Part M4 (3) (2b).

Condition 21 requires full details of units SR_101, SR_102, SR_103, SR_201, SR_301, SR_302, SR_303, SR_401, SR_402, IR_501, IR_502, IR_503, IR_601, R_602, IR_603, IR_701, and IR_702 demonstrating compliance with Building Regulations Part M4 (2).

The submitted details of wheelchair and other accessible units have been reviewed by the Council's Building Control Officer and found to be acceptable in meeting compliance with the relevant regulations.

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 would ensure that the wheelchair unit would be capable of providing adequate accessibility for future occupiers, and that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time in accordance with the requirements of policy H6 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer