



**GERALDEVE**

London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
London  
N1C 4AG

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldeve.com](http://www.geraldeve.com)

28 January 2020

**Our ref:** GAO/ANE/CHST/J7623B

**FAO:** Thomas Sild

Dear Sir / Madam

**Castlewood House and Medius House  
Town and Country Planning Act 1990 (as amended)  
S96A Non-Material Amendment to Planning Permission 2017/0618/P**

We write on behalf of our client, The RLUKREF Nominees (UK) One Limited and RLUKREF Nominees (UK) Two Limited, to submit a non-material amendment application to the planning permission (ref: 2017/0618/P) at the aforementioned address at Castlewood and Medius House, 77-91 and 63-69 New Oxford Street, London, WC1A 1DG.

**Background**

As you will be aware planning permission was granted on 21 December 2017 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 terrace 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.**

The planning permission is subject to a Section 106 Agreement of the same date.

**Proposed Amendments**

In order to facilitate ground works on site, this application seeks to vary the wording of Condition 6 attached to planning permission 2017/0618/P.

Condition 6 currently states:

**Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, other than site clearance and preparation, full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the roof terraces shall be submitted to and approved by the local planning authority. The relevant works shall not be carried out otherwise than in accordance with the details thus approved.**

This NMA seeks to vary the wording of Condition 6 to read:

**Prior to the commencement of works above ground floor slab within the relevant phase (a) Castlewood House; (b) Medius House, other than site clearance and preparation, full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the roof terraces shall be submitted to and approved by the local planning authority. The relevant works shall not be carried out otherwise than in accordance with the details thus approved.**

The proposed amendment to the wording of Condition 6 has been previously discussed and agreed with Case Officer Thomas Sild.

### **Application Documentation**

In accordance with Camden's application requirements, the following documents have been submitted as part of this non-material amendment application:

- Application form; and
- This covering letter,

The requisite application fee of £234 has been made via the Planning Portal.

Should you have any queries please do not hesitate to contact Alex Neal (020 7333 6301) or Chloe Staddon (020 486 3417 of this office.

Yours faithfully



**Gerald Eve LLP**

cstaddon@geraldeve.com  
Direct tel. +44 (0)20 486 3417  
Mobile +44 (0) 7717 348812