



**GERALDEVE**

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17 January 2020

**Our ref: GAO/ANE/CHST/J7623A**  
**Your ref: PP-08432277**

Dear Sirs,

**Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG**  
**Discharge of Condition 27 of Planning Permission Ref. 2017/0618/P**  
**Tree Protection**

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 27 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 27 – Tree Protection**

Condition 27 of the planning permission requires the following:

**'Details of feasibility and method statement for the protection during construction and retention of the 4 existing street trees (T1, 2, 3 and 4) on New Oxford Street and Earnshaw Street shall be submitted to and approved by the local authority in writing before any works of construction works which could impact upon them commence. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". The development shall thereafter not proceed other than in accordance with the approved details'.**

### **Application Documentation**

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- Arboricultural Method Statement Report, pursuant to Condition 27.

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