

Application ref: 2020/0225/P
Contact: Thomas Sild
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Date: 31 March 2020

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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 external noise levels emitted by plant /machinery / equipment and proposed mitigation measures as required by Condition 24 and sound insulation required by conditions 25 and 26 of planning permission 2017/0618/P granted 21 December 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: Planning condition 24, 25 and 26 discharge report 18324-R01-A (Sandy Brown Associates LLP)

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Details of external noise levels emitted by plant /machinery / equipment and proposed mitigation measures as required by Condition 24 have been received. The details have been reviewed by the Council's Environmental Health Officer and would ensure that the external noise level emitted from plant, machinery/ equipment would be lower than the lowest existing background noise level by at least 10dBA at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

The noise levels produced by the plant units at the Medius House will achieve the limits with the use of in-duct attenuators. The closest residential use to Castlewood House is at Centre Point, 26m to the west of the closest plant items. However, this receptor is 6 floors lower than the rooftop plant area, so there will be considerable screening.

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 have been submitted in respect of Condition 25. These details have been reviewed by the Council's Environmental Health Officer and found to be acceptable.

Details of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from adjoining dwellings have been submitted and assessed by the Council's Environmental Health Officer. The details 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 have been identified to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within any noise sensitive premises.

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 submitted details are considered to safeguard the amenities of future occupiers, the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 6, 7, 9, 12, 16, 30, 43 and 46 of planning permission 2017/0618/P granted on 21 December 2017 are outstanding and require details to be submitted and approved.

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 centered on the page.

Daniel Pope
Chief Planning Officer