

Application ref: 2020/0709/P  
Contact: Thomas Sild  
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Date: 9 April 2020

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Gerald Eve  
72 Welbeck Street  
Marylebone  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

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

Proposal: Amendment to trigger point of Condition 6 (details of landscaping) 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: Covering letter dated 28/01/2020 ref GAO/ANE/CHST/J7623B (Gerald Eve)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, Condition 6 of planning permission 2017/0618/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 6

Prior to the commencement of works above ground floor slab (with the exception of the concrete core), 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.

Reason: To enable the council to ensure that the landscaping maintains a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 The proposed amendment to the wording of Condition 6 (Landscaping) would allow for below ground construction and concrete core works to take place prior to the discharge of this condition. This is still considered to allow sufficient time for the proposed landscaping details, including details of the roof terraces, to be assessed prior to substantial completion of the development.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the original approval granted on 21/12/2017 reference 2017/0618/P. In the context of the permitted scheme, it is not considered that these amendments would have any material effect on the approved development, nor impact on nearby occupiers.

- 2 You are advised that this decision relates only to the wording of Condition 6 (Landscaping) and shall only be read in the context of the substantive permission granted on 21 December 2017 under reference number 2017/0618/P and is bound by all the conditions and obligations attached to that permission

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer

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