

Application ref: 2020/0710/P
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Date: 22 April 2020

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Gerald Eve
72 Welbeck Street
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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 Condition 15 (Ground contamination) (previously amended by approval ref 2019/5664/P dated Nov 19 2019) of planning permission 2017/0618/P granted 21 December 2017 (for demolition of existing office building at Castlewood House and erection of an 11 storey office building with retail and restaurant uses; partial demolition of Medius House with retention of the existing facade, and erection of a two storey roof extension, in connection with the change of use of the building from office and retail to provide 18 housing units and retail), namely to add a new part c) for the provision of a verification report

Drawing Nos: cover letter from Gerald Eve dated 28/01/2020

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 15 of planning permission 2017/0618/P shall be replaced with the following condition wording:

REPLACEMENT CONDITION 15:

Prior to the commencement of works, other than demolition, within the relevant phase of (a) Castlewood House and (b) Medius House, a site investigation shall be

undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority.

c) Prior to occupation a verification report shall be submitted and agreed by the planning authority to demonstrate that the works set out in the remediation strategy are complete and shall identify any requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval-

A previous amendment to the wording of this condition allowed demolition to take place at the site prior to discharge. This further amendment to the wording of Condition 15 would split the condition further, adding an additional part c). The additional part would require a verification report be submitted to demonstrate that the remediation scheme as approved under parts a) and b) has been completed and to identify any requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action. The Council's Contaminated Land officer has recommended this amendment is provided in order to allow the construction to proceed on site whilst effectively safeguarding the future occupiers of the development from the possible presence of ground contamination arising in connection with the previous uses of the site.

The minor nature of this variation can be considered as a non-material amendment to the previously approved scheme.

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 permission granted on 21 December 2017 reference 2017/0618/P. In the context of the permitted scheme, it is not considered that this amendment would have any material effect on the approved development in terms of impact on nearby occupiers.

- 2 You are advised that this decision relates only to the wording of Condition 15 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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