



GERALDEVE

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

27 March 2020

Our ref: GAO/ANE/CHST/J7623A

Your ref: PP-08616194

Dear Sirs,

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

**Discharge of Condition 41 of Planning Permission Ref. 2017/0618/P
Water Supply Infrastructure**

On behalf of our client, Royal London UK Real Estate Fund, we enclose an application to discharge Condition 41 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 41 – Water Supply Infrastructure

Condition 41 of the planning permission requires the following:

'Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, impact studies of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point'.

Application Documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- Thames Water Confirmation of Capacity; and
- Thames Water Confirmation of Connection Point.

The submission documents as set out above have been agreed and provided in accordance with Thames Water. Accordingly, Thames Water have confirmed that on the basis that the proposals progress in line with the details provided, there is sufficient supply capacity to serve the development.

The type of properties and volumes required fall below the threshold that instigate the need for an impact assessment by Thames Water.

Should you require further clarification please contact Claire Gould, Developer Services Network Co-Ordinator, Mobile: 07747 640 806, email claire.gould@thameswater.co.uk.

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