



**GERALDEVE**

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18 February 2020

**Our ref: GAO/ANE/CHST/J7623A**  
**Your ref: PP-08518714**

Dear Sirs,

**Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG**  
**Discharge of Condition 39 of Planning Permission Ref. 2017/0618/P**  
**LUL**

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to discharge Condition 39 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 39 – LUL**

Condition 39 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, on site detailed design and method statements for each stage of the development (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority. Such details shall: provide details on all structures; accommodate the location of the existing London Underground; structures and tunnels; accommodate**

ground movement arising from the construction; thereof; and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels. The development shall be carried out in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied'.

### **Application Documentation**

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- GMIA details;
- LUL letter of no objection;
- Monitoring documents;
- Piling information; and
- Tunnel condition survey.

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