

Application ref: 2020/0711/P
Contact: Thomas Sild
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Date: 23 April 2020

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Gerald Eve
72 Welbeck Street
Marylebone
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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 tree protection as required by Condition 27 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: ARBORICULTURAL METHOD STATEMENT REPORT (Sharon Hosegood Associates, dated 31 Dec 2019)

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

Informative(s):

1 Reasons for granting

An arboricultural method statement and tree protection plan have been submitted, demonstrating the feasibility and proposed methods for the protection during construction and retention of the 4 existing street trees on New Oxford Street and Earnshaw Street. The submitted details have been reviewed by the Council's Tree and Landscape Officer and found to be acceptable.

As such the proposed development would not have an adverse effect on existing trees, maintaining the character and amenity of the area in accordance with the requirements of policies A1, A2 and A3 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer