

Application ref: 2020/1810/P
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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 bird boxes as required by Condition 32 of planning permission 2017/0618/P granted 21 December 2017 (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).

Drawing Nos: Basecology cover letter (June 2020 revision); A_21_110 Rev T01;
A_21_302 rev T01; A_21_303 Rev T01; Apt 01/06/20020

Informative(s):

1 Reasons for granting

Submitted details of bird and insect nesting features include the exact location, height, aspect, specification and indication of species to be accommodated, in

line with the recommendations in the Preliminary Ecological Appraisal.

The Council's Nature Conservation Officer has assessed the details. Queries relating to the lack of integration into the building's fabric, siting of boxes on the south elevation of Medius house and relocation of 2HW boxes were raised and fully resolved.

Some nesting features would be integrated within the building cladding, whilst others would be attached to the external faces of the buildings. The externally attached boxes are considered to be of a scale and siting so as not to result in any significant impact on the building's appearance, would not harm the character of the surrounding conservation area, and would not impact neighbour amenity.

The details are considered to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2016 (Consolidated with Alterations Since 2011) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 6, 7, 12, 15(c), 16, 30, 38(b), 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 blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment