

Application ref: 2020/0227/P  
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**Development Management**  
Regeneration and Planning  
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72 Welbeck Street  
Marylebone  
London  
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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 air quality dispersion modelling as required by Condition 36 of planning permission 2017/0618/P granted 21/12/17 (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: Gerald Eve cover letter dated 18 December 2019; Air Quality Assessment (REC on behalf of Royal London Mutual Insurance Society) dated December 2019 ref AQ101830r4; Technical Addendum (REC) ref AQ101830c2

Informative(s):

- 1 Condition 36 requires details of the operation stage air quality dispersion

modelling, confirming that the development does not have a significant impact on existing air pollution levels at sensitive receptor locations.

The Council's sustainability officers have assessed the submission and advised that the predicted impact on receptor locations is negligible.

The full impact of the proposed development has already been assessed. The proposed details would not impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The details are in general accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017 and sufficient to fully discharge the condition.

- 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