

Application ref: 2019/6293/P
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Gerald Eve
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 green and brown roofs as required by Condition 28 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: Architectural Specification J31 / 2 Apt Tender Rev 02 29/08/2019; A_21_910 Rev T100; A_21_911 Rev T00; Employer's Requirements Tender Issue 06/09/2019; A_21_110 T00; Gerald Eve covering letter 04/12/2019; Randmat Maintenance Data - SedumPlus Extensive Green Roof Systems, Sedum and Wildflower Plug Extensive Green Roof Systems and Naturally Planted Biodiverse Roofs or 'Brown' roofs; Agent email 02/07/2020 advising JLL

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

Informative(s):

- 1 Details in respect of the green and brown roofs in the areas indicated on the approved roof plans, have been submitted. These include species, planting density, substrate with an appropriate scale section as well as details of the maintenance programme for the green/brown roofs.

The Council's Sustainability Officer has reviewed the details and considers them to be acceptable in relation to the requirements of this condition and that adequate depth is available in terms of the construction and long term viability of the green roof. The ongoing green/brown roof maintenance contractor has not been appointed at this stage however the agent has advised that responsibility for the buildings' general maintenance would sit with JLL.

On this basis, the condition is discharged as the details would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment and that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, and A3 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



Daniel Pope
Director of Economy, Regeneration and Investment