

Application ref: 2019/6294/P
Contact: Thomas Sild
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Date: 3 August 2020

Development Management
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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 photovoltaics as required by Condition 31 of planning permission 2017/0618/P granted 21 December 2017 (for: demolition of Castlewood House (Class B1) and erection of an 11 storey office building (Class B1) with retail and restaurant uses (Class A1/A3); enlargement of existing double basement and formation of roof terraces and rooftop plant along with associated works; partial demolition of Medius House and erection of a two storey roof extension to provide 18 affordable housing units (Class C3) with retained retail use)

Drawing Nos: Gerald Eve cover letter dated 04/12/2019; 1800-GDM-CH-XX-DR-E-3601 Rev T2; SECTION 4 - ELECTRICAL SPECIFICATION & APPENDICES; Building 1 - Area 1 - Default Subarea 1; 1800-GDM-CH-RF-DR-E-2514 Rev T1; LG Neon R product spec; 4333 CAST Rev 02; Solis 3P 4G Three Phase Inverter spec; ValkPVplanner Project report; Layout drawing ValkPro+; Van der Valk product spec

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approving details

Details in respect of the location and extent of photovoltaic cells to be installed have been submitted.

The details show a smaller area of PV panels than previously indicated however the specified PV panels would be more efficient and achieve slightly better yields and carbon savings. The Council's Sustainability Officer has reviewed the submission and considers the details acceptable on balance given that the originally agreed targets would be achieved.

The full impact of the proposed development has already been assessed. The proposed details would not harm the character of the surrounding conservation area, and would not impact neighbour amenity.

The details are would ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 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 positioned above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment