

Application ref: 2019/6292/P
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Date: 7 August 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 sustainable drainage system as required by Condition 29 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: Gerald Eve covering letter dated 02/12/2019; Gerald Eve letter dated 02/07/2020 Drainage Strategy Report DMAG-1521-DSR (Davies Maguire) November 2019

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

Informative(s):

1 Reasons for granting

Details of the proposed Sustainable Drainage System (SuDS) have been submitted and reviewed by the Council's sustainability team. The proposed SuDS omits blue roof systems and instead provides an attenuation tank in order to deliver the required level of rainwater attenuation on site. This is specifically due to fire safety concerns associated with the provision of a blue roof system which have become apparent since the original scheme was submitted and permission was granted.

In order to mitigate fire safety concerns and provide a blue roof system on site, a build-up on non-combustible material would be required in order to create a physical barrier to burning items dropping through the pavers, resulting in a 180mm build-up on Medius House and 360mm build-up on Castlewood House in total. Consequently, this would push the building heights outside of the approved planning envelope, result in an adverse daylight/sunlight impact for neighbouring buildings and impact on views. Build up of terraces only would not allow for level access onto external terrace areas.

The applicants have submitted a robust justification as to the rationale for providing an attenuation tank, and confirm that all options for including a blue roof system have been explored and are considered to be unfeasible.

Whilst blue roofs are considered a preferable form of rainwater attenuation within the drainage hierarchy, officers consider that the submitted SuDS proposals which include an attenuation tank provide the best-case solution to the specific constraints on this site. Given that minimum 50% attenuation targets would still be met, the proposed details are on balance considered acceptable.

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 policies CC1, CC2 and CC3 of the 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', written in a cursive style.

Daniel Pope
Director of Economy, Regeneration and Investment