

Application ref: 2020/0705/P
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Date: 12 August 2020

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Gerald Eve
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Castlewood House (77-91) and Medius House (63-69)
New Oxford Street
London
WC1A 1DG

Proposal: Amendments to planning permission 2017/0618/P granted 21 December 2017 (for demolition of existing office building at Castlewood House and erection of an 11 storey office building with retail and restaurant uses; partial demolition of Medius House with retention of the existing facade, and erection of a two storey roof extension, in connection with the change of use of the building from office and retail to provide 18 housing units and retail)- namely various amendments to design, including addition of attenuation tank and omission of blue roof; minor reconfiguration of fenestration and entrances; changes to cycle access provision; changes to external balustrades; rearrangement of risers and ducts terminating at roof level; amendments to louvred areas.

Drawing Nos:

SUPERSEDED: A_P_099_00, A_P_100_00, A_P_101_00, A_P_102_00, A_P_103_00,
A_P_108_00, A_P_109_00, A_P_110_00, A_P_111_00, A_P_301_00, A_P_302_00,
A_P_303_00, A_P_304_00

PROPOSED: A_P_099 Rev 01, A_P_100 Rev 01, A_P_101 Rev 01, A_P_102 Rev 01,
A_P_103 Rev 01, A_P_108 Rev 01, A_P_109 Rev 01, A_P_110 Rev 01, A_P_111
Rev 01, A_P_301 Rev 01, A_P_302 Rev 01, A_P_303 Rev 01, A_P_304 Rev 01

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 2 of planning permission 2017/0618/P as amended by 2018/5353/P and 2019/3594/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- Existing Drawings: (All Prefixed: A_PL_E_) 001; 010; 011; 031; 032; 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 201; 202; 203; 204; 205; 206; 301; 302; 303; 304; 305; 306; 307; 308.

Demolition Drawings: (All prefixed A_PL_D_) 098; 099; 100; 101; 102; 103; 104; 105 Rev 01; 106; 107; 108; 109; 201.

Proposed Drawings: A_P_098_00, A_P_099 Rev 01, A_P_100 Rev 01, A_P_101 Rev 01, A_P_102 Rev 01, A_P_103 Rev 01, A_P_104_00, A_P_105_00, A_P_106_00, A_P_107_00, A_P_108 Rev 01, A_P_109 Rev 01, A_P_110 Rev 01, A_P_111 Rev 01, A_P_201_00, A_P_202_00, A_P_203_00, A_P_204_00, A_P_301 Rev 01, A_P_302 Rev 01, A_P_303 Rev 01, A_P_304 Rev 01, (All prefixed A_PL_P:) 305 R02, 306 R01, 307 R02, 308 R01, 400 R01, 500, 501, 502, 503, 504, 505, 506, 507

Proposed Drawings Relating to Medius House Only: A_P_100 R01; A_P_301 R02; A_P_302 R02; A_P_303 R01

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting approval-

This application relates to amendments to the approved scheme for Castlewood House only. Previous non-material amendments to Castlewood House were granted by application ref 2018/5353/P in 2018 and to Medius House by ref 2019/3594/P in 2019.

Various minor changes are proposed to the external appearance, including rationalisation of the fenestration, changes to balustrades and louvred areas at ground floor level. Proposals also include adding and omitting entrances in various locations, and changes to the basement configuration. The external changes would not significantly impact the overall appearance or usability of the building, would not increase the height or footprint and would not impact on neighbour amenity.

The loading bay reconfiguration is welcomed and would result in a bigger area for loading and servicing the building. The proposals include the omission of a dedicated cycle lift, with cycles to be moved instead using a shared goods lift. The goods lift would however be much larger and therefore has a higher capacity for transporting cyclists between the ground and basement floors. The addition of wheel runs to the straight stairs from Bucknall Street is also an improvement, as is the overall improvement of the route to the cycle store itself. The number of cycle parking spaces has also been clarified and meets the requirements of the

previously imposed condition.

The proposed omission of blue roofs would be offset by 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.

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. The proposed omission of blue roof has been considered and approved via the discharge of SUDS details condition ref 2019/6292/P dated 7 August 2020.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the original approval granted on 21/12/2017 reference 2017/0618/P. In the context of the permitted scheme, it is not considered that these amendments would have any material effect on the approved development in terms of appearance, use and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes to Castlewood House set out in the description and shown on the approved drawings and shall only be read in the context of the substantive permission granted on 21/12/2017 under reference number 2017/0618/P and amended on 19/09/2020 by reference number 2019/3594/P and is bound by all the conditions and obligations attached to that permission

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.

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment

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