

Application ref: 2020/2781/P
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72 Welbeck Street
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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 layout plans of retail, food and drink uses at basement and ground floor levels as required by condition 9 of planning permission 2017/0618/P dated 21/12/2017 (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. Partial demolition of Medius House, 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: Covering Letter (prepared by Gerald Eve LLP, dated 15/12/2020); Level 00 Retail Units - Indicative Submission (prepared by Apt, dated December 2020); Level B1 Retail Units - Indicative Submission (prepared by Apt, dated December 2020).

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for approving details

Condition 9 of planning permission 2017/0618/P dated 21/12/2017 requires the submission of detailed layout plans at basement and ground floor levels at Castlewood House, in order to control the size of the individual units to ensure that the scheme makes satisfactory provision for local needs with particular regard to small and independent retail units.

The plans have been revised to show 6 separate retail units at ground floor level and 3 retail units at basement level. This is broadly in accordance with the originally approved plans, which showed 6 units at ground floor level, and a service corridor with 4 separate access points at basement level, indicating that this would be subdivided into 4 units. The units would be a variety of sizes and a number would be suitable for use by small and independent retail units.

As such, it is considered that the proposed development is in accordance with policies TC3, TC4 and TC5 of the London Borough of Camden Local Plan 2017, and condition 9 can be discharged.

- 2 You are reminded that conditions 4, 5, 6, 7, 12, 16, 30, 34, 38 (b), 39, 40, 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
Chief Planning Officer