

Application ref: 2019/6295/P
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Gerald Eve
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 mechanical ventilation system as required by Condition 34 of planning permission 2017/0618/P granted 21 December 2017 for the 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); enlargement of existing double basement level; partial demolition of Medius House with retention of the existing façade, and erection of a two storey roof extension 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) (summary).

Drawing Nos: 1800-GDM-CH-B2-DR-M-5601 Rev. T2; 1800-GDM-CH-B1-DR-M-5602 Rev. T1; 1800-GDM-CH-B1-DR-M-5603 Rev. T2; 1800-GDM-CH-B1-DR-M-5630 Rev. T2; 1800-GDM-CH-B1-DR-M-5641 Rev. T2; 1800-GDM-CH-GF-DR-M-5604 Rev. T1; 1800-GDM-CH-GF-DR-M-5605 Rev. T1; 1800-GDM-CH-GF-DR-M-5642 Rev. T2; 1800-GDM-CH-10-DR-M-5625 Rev. T2; 1800-GDM-MH-01-DR-M-6201 Rev. T3; 1800-GDM-MH-01-DR-M-6202 Rev. T3; 1800-GDM-MH-01-DR-M-6203 Rev. T3; 1800-GDM-MH-02-DR-M-6204 Rev. T2; 1800-GDM-MH-02-DR-M-6205 Rev. T3; 1800-GDM-MH-02-DR-M-6206 Rev. T3; 1800-GDM-MH-03-DR-M-6207 Rev. T3; 1800-GDM-MH-03-DR-M-6208 Rev. T3; 1800-GDM-MH-03-DR-M-6209 Rev. T3; 1800-GDM-MH-04-DR-M-6210 Rev. T2; 1800-GDM-MH-04-DR-M-6211 Rev. T4; 1800-

GDM-MH-04-DR-M-6212 Rev. T3; 1800-GDM-MH-05-DR-M-6213 Rev. T3; 1800-GDM-MH-05-DR-M-6214 Rev. T3; 1800-GDM-MH-05-DR-M-6215 Rev. T3; 1800-GDM-MH-06-DR-M-6216 Rev. T2 dated 17/03/2021; 1800-GDM-MH-06-DR-M-6217 Rev. T3; 1800-GDM-MH-06-DR-M-6218 Rev. T3; 1800-GDM-MH-07-DR-M-6219 Rev. T2 dated 17/03/2021; 1800-GDM-MH-07-DR-M-6220 Rev. T3; 1800-GDM-MH-08-DR-M-5680 Rev. T2; 18013 A_21_313 Rev. C02; 18013 A_21_314 Rev. C02; 18013 A_21_315 Rev. C02; Air Filtration Performance Details (received 02/02/2021); Email setting out required air filtration efficiency dated 07/11/2019; Mechanical, Electrical and Public Health Services Specification Section 2 - Mechanical Specification & Appendices - Fan Schedule; Mechanical, Electrical and Public Health Services Specification Section 2 - Mechanical Specification & Appendices - U10 Air Handling Unit Schedule & U10 Fan Schedule.

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

Informative(s):

1 Reason for approving details

Condition 34 of planning permission 2017/0618/P dated 21/12/2017 requires the submission of full details of the mechanical ventilation system including air inlet locations and confirmation that an appropriate NO2 filtrations system on the mechanical ventilation intake has been installed. This is required to protect the amenity of future occupiers and to safeguard the amenities of the adjoining premises and the area generally.

The Council's Sustainability Officer has reviewed the submitted details and accepts the proposals for individual ventilation systems for each apartment, as opposed to a centralised ventilation system that was originally referenced due to the need to minimise the length of duct runs for system performance and energy efficiency purposes. The submitted details demonstrate that the air inlets and outlets would be suitably located and that the proposed filters to the ventilation system would have an NO2 mitigation efficiency of up to 92%, which is acceptable.

As such, it is considered that the proposed development is in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017, and condition 34 can be discharged.

2 You are reminded that conditions 4, 5, 6, 7, 12, 16, 30, 38 (b), 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', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer