

Application ref: 2019/1957/P
Contact: Thomas Sild
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Date: 15 May 2020

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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 ground contamination remediation scheme as required by Condition 15 (a & b) and archaeological scheme of investigation as required by Condition 38 (a) of planning permission 2017/0618/P 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: Condition 15: Cover Letter; Remediation Scheme - GB Card & Partners (dated Feb 19); GB Card & Partners Letter (dated Sep 19)

Condition 38: Cover letter; Medius House Excavation WSI - MOLA (dated Nov 19); Medius House Stage 2 WSI - MOLA (dated Nov 19); Castlewood Report EVAL second issue - MOLA (dated Aug 19); WSI Castlewood House second issue (dated Feb 19); WSI Archaeological Investigation (dated Feb 19); MOLA Historic Environment Assessment (dated Jan 17)

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

Informative(s):

1 Reasons for approval

Condition 15

A site investigation has been undertaken in accordance with the approved scheme of assessment and the written results have been approved by the Council's Contaminated Land officer. A remediation scheme has been provided and found to be acceptable however a validation report must be provided prior to occupation of the buildings. The wording of Condition 15 has been amended by a s96a non material amendment to include a part c) specifying this requirement. Part c) of Condition 15 shall be discharged only once the verification report has been submitted and approved by the Council. The full discharge and that of the associated Condition 16 must fully demonstrate adequate protection of future occupiers of the development from the possible presence of ground contamination arising in connection with previous industrial/storage uses.

Condition 38

A stage 1 written scheme of investigation (WSI) has been submitted and assessed by Greater London Archaeological Advisory Service GLAAS. Heritage assets of archaeological interest were identified by stage 1 for Medius House and a stage 2 WSI was therefore submitted and reviewed by GLAAS.

GLAAS has advised the Council that the stage 2 WSI acceptably demonstrates the significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. As such part a) of the condition can be discharged.

Part b) shall only be discharged by the post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material as set out in the stage 2 WSI.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The submitted details are in accordance with the requirements of policies A1, C1, D1, D2, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 6, 7, 9, 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 typed name and title.

Daniel Pope
Chief Planning Officer