



GERALDEVE

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

17 May 2021

Our ref: GAO/ANE/CHST/J7623A
Your ref: PP-09421312

Dear Sirs,

Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG
Full Discharge of Condition 38 of Planning Permission Ref. 2017/0618/P
Archaeology

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to fully discharge Condition 38 of the planning permission ref. 2017/0618/P ('the planning permission').

Background

The Planning Permission dated 21 December 2017, to which this application for approval of details relates, is for the following development:

'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 façade, 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'.

Condition 38 – Archaeology

Condition 38 of the planning permission requires the following:

'No development other than demolition to existing ground floor level, shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the

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local planning authority. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of 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.
- b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI."

A stage 1 written scheme of investigation (WSI) was submitted (under application 2019/1957/P) and assessed by Greater London Archaeological Advisory Service GLAAS. Heritage assets of archaeological interest were identified in stage 1 for Medius House and a stage 2 WSI was therefore submitted and reviewed by GLAAS. Castlewood House was excluded from additional investigations and no further works were required.

GLAAS had 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 was discharged on 15th May 2020.

Part b) of the condition can 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. Accordingly, this application seeks to discharge part b) of the condition through the submission of a Post Excavation Assessment (dated December 2020). Accordingly, Part b (1) has been completed (Post Excavation Report), and part b (2) (publication) has been instructed, which MOLA are progressing.

Application Documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- Post Excavation Assessment, prepared by MOLA; and
- Application 2019/1957/P Decision Notice.

The requisite application fee of £116 has been made via the Planning Portal.

Please do not hesitate to contact Alex Neal [REDACTED] or Chloe Staddon [REDACTED] of this office should you have any questions or concerns. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully,

Gerald Eve LLP

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