

Application ref: 2021/2588/P
Contact: Charlotte Meynell
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Date: 24 June 2021

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Chloe Staddon
72 Welbeck Street
Marylebone
London
W1G 0AY

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 required by condition 38 (b) (archaeology) of planning permission 2017/0618/P dated 21/12/2017 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: Post-excavation assessment (prepared by Museum of London Archaeology, dated December 2020); Cover Letter (prepared by Gerald Eve LLP, dated 17/05/2021).

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

Informative(s):

- 1 Reason for approving details:

A post-investigation assessment and analysis of the excavation has been completed. The Greater London Archaeological Advisory Service (GLAAS) have reviewed the submitted assessment and updated project design and have confirmed that are satisfied with the submitted details, and that no further archaeological work is necessary. The results of the archaeological investigation will be published in summary form in the London Archaeologist and made available through the Greater London Historic Environment Record. The site archive will be deposited with the London Archaeological Archive and Research Centre.

The full impact of the proposed development has already been assessed. The proposed details would ensure the protection of remains of archaeological importance.

On this basis, the submitted details are in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017 and part b) of condition 38 can be discharged.

- 2 You are reminded that conditions 4, 5, 6, 7, 12, 16, 30, 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer