

Application ref: 2022/0098/P
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Date: 23 May 2022

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Gerald Eve LLP
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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 condition 5 (CCTV and External Lighting) 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; 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: Medius House Planning Condition 5 (17th September 2021), 1800-GDM-MH-08-DR-E-2710 T5, Cover Letter (25/11/2021), NACOSS Gold Certification (exp. date 24/06/2024)

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

Informative(s):

- 1 The application includes CCTV and lighting details with accompanying plans ('Condition 5 pack' prepared by Apt) along with NACOSS Gold Certification for the installation of CCTV systems.

The Council has been in direct consultation with the Met Police's Design Out Crime Officer who has provided advice in relation to the siting and use of the CCTV system and external lighting. It is considered that the CCTV coverage would provide a satisfactory degree of surveillance of the public access point and the proposed external lighting would also ensure safe and convenient access and use of public areas. The external lighting would be of a lower power and discreet positioning such that there would be no harm to the visual amenity of the site or the appearance of the area. On this basis, condition 5 can be discharged.

No objections were received prior to making this decision. The Design Out Crime Officer raised no objections and the advice given by the Officer has been met.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the development complies with the requirements of policies D1, D2, D3, A1 and C5 of the London Borough of Camden Local Plan 2017.

You are reminded that conditions 4, 5, 6, 7, 12, 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer