



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

27 April 2022

Our ref: GAO/ANE/CHST/ASI/J7623
Your ref: PP-11220625

Dear Sirs,

Castlewood House, 77-91 New Oxford Street, London, WC1A 1DG
Part Discharge of Condition 4 of Planning Permission Ref. 2017/0618/P
Detailed Drawings / Samples

On behalf of our client, Royal London Mutual Insurance Society, we enclose an application to part discharge Condition 4 (details of masonry) relating to Castlewood House of the planning permission ref. 2017/0618/P ('the planning permission').

Additional information relating to glass, mock-ups, balustrades, roof material and landscape material are included as part of this submission. This submission follows two previous submissions to part discharge Condition 4 (ref. 2021/1736/P and 2021/3375/P).

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 4 – Detailed Drawings / Samples

Condition 4 of the planning permission requires the following:

'Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work within the relevant phase (a) Castlewood House; (b) Medius House is begun:

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- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows, doors and balustrades at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, balustrades and brickwork with a full scale sample panel of brickwork, spandrel panel, glazing and balustrade elements of no less than 1m by 1m including junction window openings demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details.'

Accordingly, details pertaining to masonry at Castlewood House are submitted for approval following two previous submissions to part discharge Condition 4 (ref. 2021/1736/P and 2021/3375/P).

Application Documentation

The following information is submitted via the planning portal:

- Planning Portal application form, prepared by Gerald Eve LLP; and
- Planning Condition 4 Design Document, prepared by Apt.

[REDACTED]

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

[REDACTED]

Enc. As above
Via the Planning Portal