

Application ref: 2021/3761/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 23 June 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
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 of condition 4b (partial discharge of brickwork, cladding, windows, balustrade and coping) of planning permission reference 2017/0618/P dated 21/12/17 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: A_21_940_C02, W 01 A_21_950_C03, W 02 A_21_951_C03, W 03 A_21_952_C03, W 04 A_21_953_C03, W 05 A_21_954_C03, W 06 A_21_955_C03, W 07 A_21_956_C03, W 08 A_21_957_C03, W 09 A_21_958_C02, W 10 A_21_959_C02, W 11 A_21_960_C03, W 12 A_21_961_C03, W 13 A_21_962_C03, W 14 A_21_963_C03, W 15 A_21_964_C03, W 16 A_21_965_C03, W 17 A_21_966_C04, W 18 A_21_967_C04, Medius House Planning Condition 4 (5th July 2021), Medius House Planning Feedback Studies (March 2022), Cover Letter (30th July 2021)

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

Informative(s):

1 Reasons for granting approval

The documents submitted demonstrate that the facing materials including the brickwork, aluminium cladding, windows, balustrade and coping are of high quality and respect the original permission. The window samples are also included demonstrating the different window designs across the building.

No objections were received prior to making this decision. The CAAC and the Urban Design Officer raised no objections following amendments to the details. 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, of the London Borough of Camden Local Plan 2017.

2 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer