

Application ref: 2022/1820/P  
Contact: Ewan Campbell  
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Date: 17 July 2022

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Castlewood House**  
**77 - 91 New Oxford Street**  
**London**  
**WC1A 1DG**

Proposal:

Details pursuant to Condition 4 (Detailed drawings and samples) granted under planning 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 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.

Drawing Nos: Cover Letter from Gerald Eve (27th April) and Castlewood House Planning Condition 04 Rev 02 Document (April 2022) by Apt.

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

Informative(s):

- 1 Reasons for granting permission/consent-

The documents submitted demonstrate that the proposed sample of materials including the masonry, glass and metal and finishes are of high quality and respect the original permission.

No objections were received prior to making this decision. The Urban Design Officer raised no objections following assessment of 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.

You are reminded that conditions 5, 6, 7, 12, 16, 30, 33, 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. Applications have already been made in respect of conditions 6 and 33 and a decision on these is pending.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer