



GERALDEVE

Ewan Campbell
Planning Officer
London Borough of Camden
5 Pancras Square
London
N1C 4AG

15th July 2022

Our ref: GAO/ANE/CHST/J7623A

Dear Ewan,

Castlewood House (77-91) and Medius House (63-69), New Oxford Street, London, WC1A 1DG

Pre-Application Advice – Condition 10 (2017/0619/P)

On behalf of our client, Royal London UK Real Estate Fund, we write to request a pre-application meeting in respect of a proposed variation to Condition 10, attached to Planning Permission 2017/0618/P at Castlewood and Medius House.

Planning History

Planning Permission 2017/0618/P was approved on 21 December 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 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.”

On 5th October, a Section 73 ('s73') application (ref: 2021/4162/P) was submitted to Camden, as follows:

“Variation of condition 2 (Approved Plans) 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.' Namely reduce the A1/A3 space and replace with ancillary office

space (B1 in the basement). Other alterations include uplift to plant equipment, internal reconfigurations, changes to floor risers, roof level alterations and changes to the cladding.”

The application is pending approval subject to the Section 106 Deed of Variation.

Retail Split

Condition 10 attached to the original permission states:

“Food and drink uses within Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, shall not comprise more than 33% of the ground and basement floor retail area hereby approved.” [Emphasis added].

This condition is anticipated to be re-attached to the s73 (ref: 2021/4162/P) decision notice.

As set out within the accompanying Marketing Overview prepared by CBRE, the past 5 years have seen a considerable change in the retail and leisure market, most notably due to the Covid 19 pandemic which has resulted in changing operator and consumer demand.

The traditional retail market in particular is seeing continued rates of uncertainty, requiring a reconsideration of the type of space offered to the market. Of note, the restaurant and food market has shown positive sentiments in the first half of 2022, as workforces return to central London and shifted patterns of socialising, eating and drinking have emerged.

It is therefore proposed that the wording of condition 10 be varied to enable the food and drink uses to occupy between 65-70% of the ground and basement floor retail area, as follows:

“Food and drink uses within Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, shall not comprise more than 70% of the ground and basement floor retail area hereby approved.” [Emphasis added].

We would be grateful to discuss the proposed changes and procedure for formalising the variation.

In support of this pre-application request, we enclose the following documentation:

- Agency Marketing Overview, prepared by CBRE;
- Retail Split Plans, prepared by Apt;
- Sample Names for Retail; and
- 2017 Decision Notice.

Please do not hesitate to contact Alex Neal (020 7333 6301) or Chloe Staddon (020 3486 3417) of this office should you have any questions or concerns.

Yours faithfully,

Gerald Eve LLP

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Enc. As above
Via the Planning Portal