

Application ref: 2022/2028/P  
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Date: 6 September 2022

**Development Management**  
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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) and Medius House (63-69)**  
**New Oxford Street**  
**London**  
**WC1A 1DG**

Proposal:

Details pursuant to Condition 33 (Water efficiency) 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 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: Evidence and details demonstrating water efficiency dated April 2022

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

Informative(s):

- 1 Reasons for granting approval-

Condition 33 requires the development to achieve a maximum internal water use of 105 litres per person per day for external water use. The submitted water efficiency calculations show a water consumption rate of 86.96, 87.18, 104.1 and 103.89 litres per person per day for 4 apartment types.

The water use details demonstrate that the development contributes to minimising the need for further water infrastructure in an area of water stress. As such the condition can be discharged.

The site's planning history has been taken into account in coming to this decision. The full impact of the proposed development has already been assessed.

As such, the details are in accordance with policy CC1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 12, 30 and 43 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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer