

Application ref: 2022/2059/P
Contact: Josh Lawlor
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Date: 6 September 2022

Development Management
Regeneration and Planning
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Gerald Eve LLP
72 Welbeck Street
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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 6 (Landscaping) 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: A_90_108_C02, A_90_108_C02, A_90_107_C03, A_90_106_C02, A_90_101_RD01, A_90_100_C01, Paving slab and gravel image.

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

Informative(s):

- 1 Reasons for granting approval-

Condition 6 requires details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the roof terraces. The proposed details show an acceptable amount of soft landscaping relative to functional terrace space. The type of paving slab is considered to be of good quality and overall the details are in accordance with the permitted scheme.

The proposed landscaping would provide a good quality of visual amenity. 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 policies D1, A2 and A3 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer