

Application ref: 2022/3700/P
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Date: 24 November 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

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

Proposal: Non-material amendment for 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.' Alterations include tv/signal satellite and stand, access ladder, mechanical smoke ventilation system and extract, glazed roof light and mansafe system.

Drawing Nos: 18013 A_10_301 (RD01), 18013 A_10_304 (RD01), 18013 A_PL_P_111 (Rev 02), 18013 A_PL_P_111 (Rev 00), Medius House NMA Document (Rev D) (15/08/2021), Cover Letter (26/08/2022)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission

2017/0618/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

Existing Drawings: (All Prefixed: A_PL_E_) 001; 010; 011; 031; 032; 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 201; 202; 203; 204; 205; 206; 301; 302; 303; 304; 305; 306; 307; 308.

Demolition Drawings: (All prefixed A_PL_D_) 098; 099; 100; 101; 102; 103; 104; 105 Rev 01; 106; 107; 108; 109; 201.

Proposed Drawings: (All Prefixed: A_PL_P_) 010 R01; 011 R01; 031 R01; 032 R01; 098 R01; 099 R01; 100 R01; 101 R01; 102 R01; 103 R03; 104 R03; 105 R03; 106 R03; 107 R03; 108 R03; 109 R01; 110 R03; 111 R01; 201 R01; 202 R01; 203 R01; 204 R01; 205 R01; 206 R01; 301 R02; 302 R01; 303 R02; 304 R01; 305 R02; 306 R01; 307 R02; 308 R01; 400 R01; 500; 501; 502; 503; 504; 505; 506; 507.

18013 A_10_301 (RD01), 18013 A_10_304 (RD01), 18013 A_PL_P_111 (Rev 02), 18013 A_PL_P_111 (Rev 00), Medius House NMA Document (Rev D) (15/08/2021), Cover Letter (26/08/2022)

Supporting Documents: Supporting Documents: S73 Design document (February 2022), Cover Letter (February 2022), S73 Glazing Clarification document (June 2022), Cover Letter (Gerald Eve) 04 April 2017; Affordable Housing statement(Gerald Eve) January 2017; Accommodation schedule(RPP) 31 March 2017; Accessibility Schedule (RPP) 21 April 2017; Arboricultural Impact Assessment Report (Sharon Hosegood) 07 January 2017; Air Quality Assessment and Air Quality Technical Addendum (REC) March 2017; Basement Impact Screening Assessment(Davies Maguire) January 2017; Construction Phase Plan Initial considerations(ARUP) 18 January 2017; Daylight and Sunlight Report (Point 2) dated April 2017; Internal Sunlight Daylight report(Point 2) March 2017; Design and Access Statement (RPP) January 2017 and Design and Access Statement Addendum (RPP) dated April 2017; Drainage Strategy report(Davies Maguire) January 2017; Revised Energy Statement (GDM Partnership) January 2017; Flood Risk Assessment(CBRE) January 2017 ; Castlewood House - Future Climate Change Study (GDM Partnership); Medius House- Future Climate Change Study (GDM Partnership); Ground Conditions Contaminated Land Assessment(GB Card & Partners) January 2017; Historic Environment Assessment(MOLA) January 2017; Housing Study(RPP) January 2017; Noise Impact Assessment(REC) January 2017; Phase 1 Habitat Survey BEEAM(basecology) January 2017; Medius House BREEAM Domestic Refurbishment Report Planning Rev E (Verte Sustainability) April 2017; Town Planning Statement (Gerald Eve) January 2017; Preliminary Roost Assessment (basecology) January 2017; Financial Viability Assessment (Gerald Eve) January 2017; Statement of Community Involvement(London communications Agency) January 2017; Sustainability Statement(GDM Partnership) January 2017; Townscape Built Heritage & Visual Impact Assessment (Tavenor) January 2017; Transport Assessment(ARUP) January 2017)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval:-

The application seeks to provide small scale equipment on the top of Medius House to aid the servicing and maintenance safety. The application proposes tv/signal satellite and stand, access ladder, mechanical smoke ventilation system and extract, glazed roof light and mansafe system.

Given the changes are minor and insignificant within the context of the whole scheme the small introductions of the equipment are not considered to cause any harm to the existing building or surrounding area. The equipment is appropriately located on the roof, set in off the side boundaries and in an area where these kind of works are commonly located.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/0618/P dated 21/12/2017. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of use, appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material of the approved development.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 2017/0618/P dated 21/12/2017 and is bound by all the conditions attached to that permission

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.

Yours faithfully,



Daniel Pope
Chief Planning Officer

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