

Application ref: 2022/3060/P
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Date: 29 November 2022

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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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W1T 3JJ

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 7 (Privacy Screening) of planning permission 2017/0618/P dated 21/12/2017 (for the demolition of existing office building at Castlewood House, and erection of an 11 storey office building with retail and restaurant uses; enlargement of existing double basement level; partial demolition of Medius House with retention of the existing façade, and erection of a two storey roof extension in connection with the change of use of the building from office and retail to provide 18 affordable housing units).

Drawing Nos: Planning Condition 07 Document (Rev B 29/11/2022) and Cover Letter (15th July 2022)

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

Informative(s):

1 Reasons for granting approval-

Condition 7 required further details to be submitted in relation to privacy screenings for the southwestern-most column of south facing windows of the office development.

The privacy screen design with metal railings is a continuation of what has been already been approved on site and the design itself is considered acceptable and appropriate for the building. The design has been subsequently revised to incorporate obscure glazing applied to the central part of the windows at eye level height behind the railings. This means it will be difficult to have unbroken or direct views of the residential properties and therefore will protect their amenities in terms of overlooking.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

As such, the development complies with policies D1 and A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4, 5, 6, 12, 16, 30, 38 (b), 40 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