

Application ref: 2022/5037/P
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Date: 30 January 2023

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Gerald Eve LLP
One Fitzroy
6 Mortimer 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 to discharge Condition 15 (Remediation Scheme) of planning permission reference 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 unit).

Drawing Nos: Verification Report, prepared by GB Card and Partners

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

Informative(s):

1 Reasons for approval:

The submitted report details the verification works completed on-site. The report is considered to be acceptable and is in line with the remediation method statement. The report has confirmed the use of barrier piping on site. The

material placed in the raised planters is considered to be chemically suitable, with the test certificate provided. The remainder of the site is understood to be underlain by hard standing.

Information relating to the appropriate waste disposal of excess soils has been provided and the report confirms no unforeseen contamination was reported during the construction works.

As such, the remediation strategy is considered to have been implemented on-site and condition 15 can be discharged. The submitted detail demonstrates that future occupiers of the development would be protected from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4, 5, 12, 30 (for Castlewood House), 38 (b), 40 and 43 of planning permission ref 2017/0618/P dated 21/12/2017 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