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London Borough of Camden
Town Hall
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FAO: Ewan Campbell

Our ref: ANE/CHST/ASI/J7623B

Your ref: PP-11902732

07 February 2023

Dear Sir / Madam

**Castlewood House and Medius House
Town and Country Planning Act 1990 (as amended)
S96A Non-Material Amendment to Planning Permission 2021/4162/P**

We write on behalf of our client, The RLUKREF Nominees (UK) One Limited and RLUKREF Nominees (UK) Two Limited, to submit a non-material amendment application to the Planning Permission (ref: 2021/4162/P) at Castlewood and Medius House, 77-91 and 63-69 New Oxford Street, London, WC1A 1DG.

Background

Planning permission was granted (ref: 2021/4162/P) on 6th February 2023 for the following development:

“Variation of condition 2 (Approved Plans) of 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.' Namely reduce the A1/A3 space and replace with ancillary office space (B1 in the basement). Other alterations include uplift to plant equipment, internal reconfigurations, changes to floor risers, roof level alterations and changes to the cladding.”

The planning permission is subject to a Section 106 Deed of Variation Agreement of the same date.

Proposed Amendments

This non-material amendment application proposes the omission of the glazing bars to the fire rated glazing at the rear (south elevation) of the property. The fire rated windows were detailed within the approved elevations as having Georgian style glazing bars, however, due to the technical requirements of the fire rated glazing in these locations, the bars are unable to be fixed mechanically.

This has resulted in the failure of the bars adhesive bond to the glass which is now presenting a safety concern. The project specialist contractor has exhausted all technical solutions to comply with the approved elevations and has confirmed that

it is not possible to install and maintain a fire rated glazing system with integrated glazing bars to match the rest of Medius House, as detailed in the supporting technical letter prepared by Fleetwood Architectural Aluminium Ltd. The specialist contractor has therefore proposed the removal of the failed glazing bars.

Further detail is provided in the accompanying NMA document prepared by Apt and submitted as part of this application.

It is considered that the proposed amendments are non-material in nature, and do not alter the nature of the development proposals as approved.

Application Documentation

In accordance with Camden's application requirements, the following documents have been submitted as part of this non-material amendment application:

- Application form, prepared by Gerald Eve LLP;
- Covering letter, prepared by Gerald Eve LLP;
- Technical letter, prepared by Fleetwood Aluminium Architectural Aluminium Ltd;
- NMA pack, prepared by Apt; and
- Plans and Drawings, prepared by Apt.

The requisite application fee of £234.00 (Plus a Planning Portal admin fee of £32.20) has been paid online via the Planning Portal at the time of submission.

Should you have any queries please do not hesitate to contact Alex Neal (020 7333 6301) or Chloe Staddon (020 486 3417) of this office.

Yours faithfully



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