

Application ref: 2021/4162/P
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Date: 10 February 2023

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

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

Proposal:

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.

Drawing Nos: Superseded Plans

Proposed Drawings: 10523 A_P_098 - 111 Rev 01, 10523 A_P_301 Rev 02, 302 - 304 Rev 01

Approved Plans

Proposed Drawings: 15023 A_P_098 - 193 Rev 02, 15023 A_P_104 - 107 Rev 01, 15023 108 - 111 Rev 02, and A_P_301 - 304 Rev 02

Supporting Documents: S73 Design document (February 2022), Cover Letter (February 2022), S73 Glazing Clarification document (June 2022)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This condition is intentionally left blank
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

15023 A_P_098 - 193 Rev 02, 15023 A_P_104 - 107 Rev 01, 15023 108 - 111 Rev 02, and A_P_301 - 304 Rev 02

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.

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)

3 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

4 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work within the relevant phase (a) Castlewood House; (b) Medius House is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows, doors and balustrades at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, balustrades and brickwork with a full scale sample panel of brickwork, spandrel panel, glazing and balustrade elements of no less than 1m by 1m including junction window openings demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1, D2 and D3 of the London Borough of Camden Local Plan 2017.

5 Prior to installation, details of all proposed CCTV and external lighting shall be

submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the relevant part of the development and retained as such thereafter.

Reason: In order to protect against possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises, the character of the immediate area and the amenities of adjacent residential premises, in accordance with the requirements of policies D1, D2, D3, A1 and C5 of the London Borough of Camden Local Plan 2017.

6 Landscape

Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, other than site clearance and preparation, full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the roof terraces shall be submitted to and approved by the local planning authority. The relevant works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the council to ensure that the landscaping maintains a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to occupation of Castlewood House details of privacy screening for the south western most column of south facing windows of the office development, located on the Bucknall Street elevation from floors 1-10, shall be submitted to and approved in writing by the local planning authority. The details thereby approved shall be implemented prior to the occupation of the office building and retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to first occupation of the relevant building, or in the case of soft landscaping by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the commencement of works at Castlewood House other than demolition site clearance and preparation works, detailed layout plans shall be

submitted to and approved in writing by the local planning authority in respect of the retail, food and drink uses of the ground floor and basement areas of the development. The development shall thereafter proceed in accordance with the approved details unless otherwise approved by the local planning authority in writing.

Reason: To ensure that the scheme makes satisfactory provision for local needs with particular regard to small and independent retail units in accordance with the requirements of policy TC3, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 10 Food and drink uses within Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, shall not comprise more than 33% of the ground and basement floor retail area hereby approved.

Reason: To ensure the development does not lead to an over concentration of food and drink uses in the area and to safeguard the amenities of neighbouring premises in accordance with the requirements of policies A1, C5, TC3, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 11 Hours of use - Class A3 restaurants

The Class A3 use hereby permitted shall not be carried out outside the following times: 07:00 to 23:00 Monday to Thursdays, 07:00 to 00:00 on Fridays and Saturdays and 08:00 to 22:00 on Sundays and Bank Holidays

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policies A1, A4, TC1, TC3 and TC4 of the London Borough of Camden Local Plan 2017.

- 12 Odour & Noise Mitigation

Prior to commencement of any A3 use on site, details of odour mitigation and ventilation systems including an accompanying acoustic report with details of any necessary acoustic isolation and sound attenuation measures shall be submitted to and approved in writing by the Local Planning Authority. All odour and acoustic mitigation measures shall be implemented in accordance with the details thus approved and shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the surrounding area in accordance with the requirements of policies G1, A1, A4, D1, CC1, TC1, TC3 and TC4 of the London Borough of Camden Local Development Plan 2017.

- 13 Noise

No sound emanating from the commercial (Classes B1, A1 or A3) uses in the development including roof terraces shall be audible within any adjacent residential premises between 2300 hrs and 0800 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1 TC3, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 14 At least 28 days before the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development 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.

- 15 Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development 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.

- 16 Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development 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.

- 17 Refuse and recycling

Prior to first occupation of the relevant part of the development the refuse and recycling storage areas and facilities hereby approved shall be completed and

made available for occupants and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

18 Roof terraces

No flat roofs within the development shall be used as terraces, unless marked as such on the approved plans, without the prior express written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Development Plan 2017.

19 The restricted areas of the terrace as marked on the approved 08th floor plan shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

20 Wheelchair units

Prior to commencement of the development other than demolition, site clearance, and preparation works, full details of unit SR_202 demonstrating compliance with Building Regulations Part M4 (3) (2b) (where possible under existing constraints of the building envelope) shall be submitted to and approved in writing by the Local Planning Authority. The subsequently approved layout, features and facilities shall thereafter be provided in their entirety prior to the first occupation of the unit.

Reason: To ensure that the wheelchair unit would be capable of providing adequate accessibility for future occupiers in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

21 Prior to commencement of the development other than demolition, site clearance, and preparation works, full details of units SR_101, SR_102, SR_103, SR_201, SR_301, SR_302, SR_303, SR_401, SR_402, IR_501, IR_502, IR_503, IR_601, IR_602, IR_603, IR_701, and IR_702 demonstrating compliance with Building Regulations Part M4 (2) of the building regulations (where possible under existing constraints of the building envelope), shall be submitted to and approved in writing by the Local Planning Authority. The subsequently approved layouts, features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

22 Cycle parking

Prior to first occupation of the relevant part of the development, Secure and covered parking for 266 long stay cycle parking spaces shall be provided as shown on approved plan A_L_P_099 Rev 01 including:

- 32 Spaces within Medius House
- 234 Spaces within Castlewood House

All such facilities shall thereafter be retained as such thereafter.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

23 Anti-vibration

Prior to use, machinery/plant system and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the future occupiers and adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

24 Plant and equipment

Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

25 Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition, site clearance and preparation works, details of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in

adjoining dwellings, shall be submitted to and approved in writing by the local planning authority. The details thereby approved details shall be implemented prior to occupation of the relevant part of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of future occupiers and adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 26 Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation works, details of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from adjoining dwellings. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures identified to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within any noise sensitive premises shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved details shall be implemented prior to occupation of the relevant development and thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers and adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

27 Tree Protection

Details of feasibility and method statement for the protection during construction and retention of the 4 existing street trees (T1, 2, 3 and 4) on New Oxford Street and Earnshaw Street shall be submitted to and approved by the local authority in writing before any works of construction works which could impact upon them commence. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". The development shall thereafter not proceed other than in accordance with the approved details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

28 Living roof

Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation works, full details in respect of the green and brown roof in the areas indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance

programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment and that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, and A3 of the London Borough of Camden Local Plan 2017.

29 SuDS

Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation works, full details of the sustainable drainage system including green/blue roofs, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate 50% attenuation of all run off. Details shall include a lifetime maintenance plan, and shall thereafter retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

30 SuDS: Evidence of installation

Prior to occupation of the relevant part development, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

31 Solar PV

Prior to commencement of development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable

energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

32 Bird boxes

Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works details of bird nesting features (boxes or bricks) shall be submitted to and approved in writing by the Local Planning Authority. Features should be integrated into the fabric of the building, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated, in line with the recommendations in the Preliminary Ecological Appraisal. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2016 (Consolidated with Alterations Since 2011) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

33 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017

34 Mechanical Ventilation

Prior to commencement of development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, full details of the mechanical ventilation system including air inlet locations, details confirming that an appropriate NO₂ filtrations system on the mechanical ventilation intake has been installed, shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of future occupiers and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

35 Air Quality monitoring

Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, full details of the air quality monitors shall be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed commencement date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017.

36 Air quality dispersion modelling

Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, full details of the operation stage air quality dispersion modelling, confirming that the development does not have a significant impact on existing air pollution levels at sensitive receptor locations (including neighbouring properties), shall be submitted to and approved by the local planning authority in writing. Dispersion modelling shall be undertaken in accordance with the IAQM and EPUK planning guidance and the London Councils Air Quality and Planning Guidance. Appropriate mitigation measures to reduce impact from combustion plant shall be implemented as approved and retained permanently thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017.

37 Non-road mobile machinery

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and/construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017.

38 Archaeology

No development other than demolition to existing ground floor level, shall take place until a stage 1 written scheme of investigation (WSI) has been submitted

to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the local planning authority. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- a) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To ensure the protection of remains of archaeological importance in accordance with policy D2 of the London Borough of Camden Local Development Plan 2017.

39 London Underground

Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, on site detailed design and method statements for each stage of the development (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority. Such details shall: provide details on all structures; accommodate the location of the existing London Underground; structures and tunnels; accommodate ground movement arising from the construction; thereof; and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels. The development shall be carried out in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2016 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

40 Thames Water

Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance,

and preparation works, no impact piling is to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies A1 and CC3 of the London Borough of Camden Local Plan 2017.

- 41 Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, impact studies of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policies A1 and CC3 of the London Borough of Camden Local Plan 2017.

- 42 The development hereby permitted shall be carried out in the accordance with the Phasing Plan set out in the approved Construction Management Plan, unless otherwise agreed between the applicant and the Council.

Reason: To ensure the development has an acceptable impact on the public highway and does not harm pedestrian safety and amenity in accordance with policies T1 and T4 of the London Borough of Camden Local Development Plan 2017.

- 43 Short Stay cycle Parking

Prior to first occupation of Castlewood House details of 30 short stay cycle spaces shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented prior to the occupation of Castlewood House and retained as such permanently thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 44 Structural method statement

No development (including demolition) of Medius House shall take place until a structural method statement including an up-to-date condition survey undertaken by a suitably qualified person, retention drawings and a detailed

schedule of works of demolition and redevelopment has been submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of the North and East elevations of Medius House. No works of demolition shall be carried out other than in accordance with the approved method statement.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

45 Façade Retention

No development (including demolition) of Medius House shall take place until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of the façade retention during demolition and construction works to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities and provision of details of the programme of works shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

46 Terrace Privacy Screening

Prior to the occupation of Castlewood House details of privacy screening to be installed to the 08th floor terrace between the accessible area and the area designated as maintenance only, shown on approved drawing A_PL_P_108 Rev 03, shall be submitted to and approved in writing by the local planning authority. The details thereby approved shall be installed prior to the occupation of the relevant part of the development and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

47 The terrace on the 08th floor level located on the southeast corner of Castlewood House shown on plan A_PL_P_108 Rev 03 shall not be used between the hours of 21:00 and 08:00 Monday to Sunday.

Reason: To safeguard the amenities of the adjacent residential premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

48 The noise level in rooms at the development hereby approved shall meet the

noise standard specified in BS8233:2014 for internal rooms

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 49 Notwithstanding the details shown on drawing A_PL_P_100 Rev 01 the proposed gates to the ground floor arcade of Castlewood House are not approved. No gates shall be installed without the prior express written approval of the Local Planning Authority

Reason: To ensure the development contributes to improved accessibility and permeability, and makes appropriate connections to the highway and surrounding streets in accordance with the requirements of policies A1, A2 and T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

This application includes minor-material amendments to a major planning permission ref: 2017/0618/P (as amended) dated 21/12/2017.

Overall the works are considered to be minor-material in the context of the original approval, and would result in a development that would be in accordance with the Development Plan (and relevant supporting guidance). The proposed changes include:

- Reduction in A1/A3 floor space at basement level (replaced with ancillary B1 office space)
- Reconfiguration of basement floor to accommodate uplift in plant equipment
- Minor alterations to the office floor risers
- Roof level alterations including roof plant layout and kitchen prep area
- Minor additions to the cladding

Land use

The land use changes include reducing the A1/A3 space within the basement and ground floor by 487sqm (mostly within the basement). This is to accommodate energy efficiency improvements changes to the building and offer the office space sustainability improvements. The basement, as proposed will now accommodate AHU Room, A1/A3 Retail space, Boiler Plant and Pump Room, HV/LV Room, UKPN Plant Room, Future DEN Room, UKPN Substation, Reconfigured Cycle Store, Changing Rooms

The ground floor changes are minor with a facilities management store and lobby alterations making the most substantial difference.

Overall, the loss of the A1/A3 ancillary retail space in the basement is significant (in terms of the amount of floorspace) however does not undermine the overall retail offer at ground floor which still remains. It is considered that the loss, whilst a material consideration, would not be unacceptable

considering the retention of the active frontage on ground floor and consolidation of higher quality office space on the upper floors. The proposal would therefore maintain the vitality and vibrancy of the surrounding area.

The office space is only increasing by 3sqm however with the inclusion of the ancillary office space used for the plant equipment means that the overall office space is increasing by 490sqm. These changes mostly result from reconfiguration to the basement and addition of the plant equipment; consolidating it in the basement. In terms of the alterations, whilst in some cases substantial, do not make a significant difference to the scheme in its nature and how it would function. The overall mixture of residential and commercial is not materially changing and is considered acceptable on balance. The improvement (in quantity and quality) of affordable workspace is welcomed and therefore the proposal is considered acceptable.

2 Design and conservation

The introduction of the glazed panels are considered appropriate at roof level. This change does not alter the form and the design of the building, especially on the roof, is considered to be similar in appearance.

The moving of the corner on the eastern elevation in order to avoid clashing with the structural column is also a minor change which does not impact on the overall design and is considered acceptable.

The cladding is proposed as aluminium with an anodised finish and is brown in colour which matches what was approved on the lower floors in the previous consent. Continuing the cladding to the roof level positively contribute to the character of the building.

Internal alterations

The increased office floor rises, introduction of kitchen prep area and WC provision within the building are not considered to materially alter the nature of the development and are considered acceptable

Residential amenity

The approved buildings would not be increased in size significantly therefore issues of loss of outlook, daylight or increased sense of enclosure are not considered significant. The new glazed windows on the roof, whilst additions, do not alter the existing arrangement and therefore there would not be increased overlooking or loss of privacy as a result.

Comments received

No objections have been received prior to making this decision, the Hatton Garden CAAC have not commented and Bloomsbury CAAC have not objected to the proposal. The planning history of the site has been taken into account when coming to this decision.

Policy

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and listed buildings, under s.66 s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed amendments are in general accordance with policies A1, A4, D1, D2, TC1, T1, T2, E2 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

3 Indicative highways works

The proposed highway works must be treated as indicative at this stage as planning permission does not guarantee that the proposed highway and public realm improvements would be implemented in their current form. Such proposals are always subject to further investigation, consultation, detailed design, and approval by the Highway Authority (in this case the Council).

4 CMP Implementation Support Contribution

An advice note providing further information on this financial contribution is available on the Council's website at the hyperlink below:
<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/>

5 CMP Pro-Forma

The Council have a pro-forma that is recommended to be prepared once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. A Key element of the CMP should address (amongst others) best practice guidelines in TfL's Standard for Construction Logistics and Cyclist Safety (CLOCS) scheme:
<http://www.clocs.org.uk/standard-for-clocs/>

6 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near

neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 8 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 9 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 10 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £????(???sqm x £50) for the Mayor's CIL and £????(???sqm x £500/£450/£250/£175/£150/£45/£40/£30/£25 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 11 You are advised that condition 11 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 12 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 13 If a revision to the postal address becomes necessary as a result of this

development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 14 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 15 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 16 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 17 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 18 In respect of condition 40 piling has the potential to impact on local underground sewerage and water utility infrastructure. You are advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
- 19 With regards to surface water drainage Thames Water advises that it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that you ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Should you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 20 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling

access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200

- 21 Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.
- 22 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."
- 23 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 24 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 25 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid-February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.
- 26 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a

bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.

- 27 In relation to condition 28 (living roof) it is recommended for the proposed substrate to be sourced from site (for example: soil and crushed brick) for sustainability reasons and to provide better conditions for local species.
- 28 You are advised that planning permission would be required for the installation of any gates or barriers to the ground floor level arcade of Castlewood House.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer