

Our ref: LH04/FD/02A940814



11 March 2013

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FAO: Neil McDonald

Dear Sirs,

CROSSRAIL FISHER STREET OVER SITE DEVELOPMENT

Please find enclosed an application for Full Planning Permission submitted on behalf of Crossrail Limited for residential Over Site Development (OSD) at the former site of 1 and 2 Fisher Street and 2-6 (even) Catton Street (the 'Fisher Street OSD').

Background and Context

Under the provisions of Schedule 7 to the Crossrail Act 2008, 'Plans & Specifications' approval was granted on 16 December 2011 by the London Borough of Camden for the Fisher Street intervention shaft and protective head house, which will allow emergency and maintenance access to the proposed Crossrail tunnel between Tottenham Court Road and Farringdon.

The previous buildings on the application site have been demolished, to allow construction of the head house. Crossrail has an undertaking to submit a planning application for any replacement or further development taking place over the works site (the OSD). This is to optimise the development opportunities above and around the Crossrail infrastructure, where former buildings have been demolished, and to ensure that gaps in the townscape are repaired. Without the OSD, only the head house would occupy the site.

In instances where developers already had an interest in the sites, Crossrail has entered into 'collaboration agreements' to bring the OSD forward. Where no developer is in place (the non-collaboration sites), the Secretary of State has undertaken to submit a planning application itself within two years of start of works on site. The OSD will then be marketed to a future developer with receipts going back into the Crossrail project.

Description of Development

Planning permission is sought for the development of a residential building above and around the Crossrail head house to provide 22 residential units and associated entrances, refuse storage, cycle storage and an electrical substation; including alterations to the ground floor facade of the head house building and removal of visual screening.

Ten Year Consent

As set out above, a planning application is being advanced in the absence of a developer partner. As such and as the OSD cannot commence until after the Crossrail works have completed, it is requested that a period of 10-years is allowed for the implementation of the proposed development. This is to allow time for the Crossrail works to complete and a developer / development partner to be found.

Submission Documents

As agreed with Officers, four copies (and electronic copies on CD) of the following documents have been submitted as part of the planning application:

- Planning Application Forms and Certificates
- Community Infrastructure Levy Declaration Form
- Planning Application Drawings (3 x A3 / 1 xA1)
- Design and Access Statement
- Planning Statement (including Statement of Community Involvement)
- Environmental Statement (including Transport Statement and Townscape Heritage and Visual Impact Assessment)
- Sustainability Statement

In addition to the above, a cheque for £8,470 is provided for the planning application fee.

A Viability Assessment has been provided directly to Neil McDonald on a private and confidential basis.

We look forward to receiving confirmation that the application has been received and is valid. If you have any queries or require any further information, please do not hesitate to contact either Fred Drabble (0207 911 2216) or Lorraine Hughes (0207 911 2475) at this office.

Yours sincerely



GVA
Acting on behalf of Crossrail Limited