

NH/PD5879

21 July 2005

Development Control
Environment Department
Camden Town Hall
Argyle Street
London
WC1H 8ND

F.A.O. Tania Skelli-Yaoz

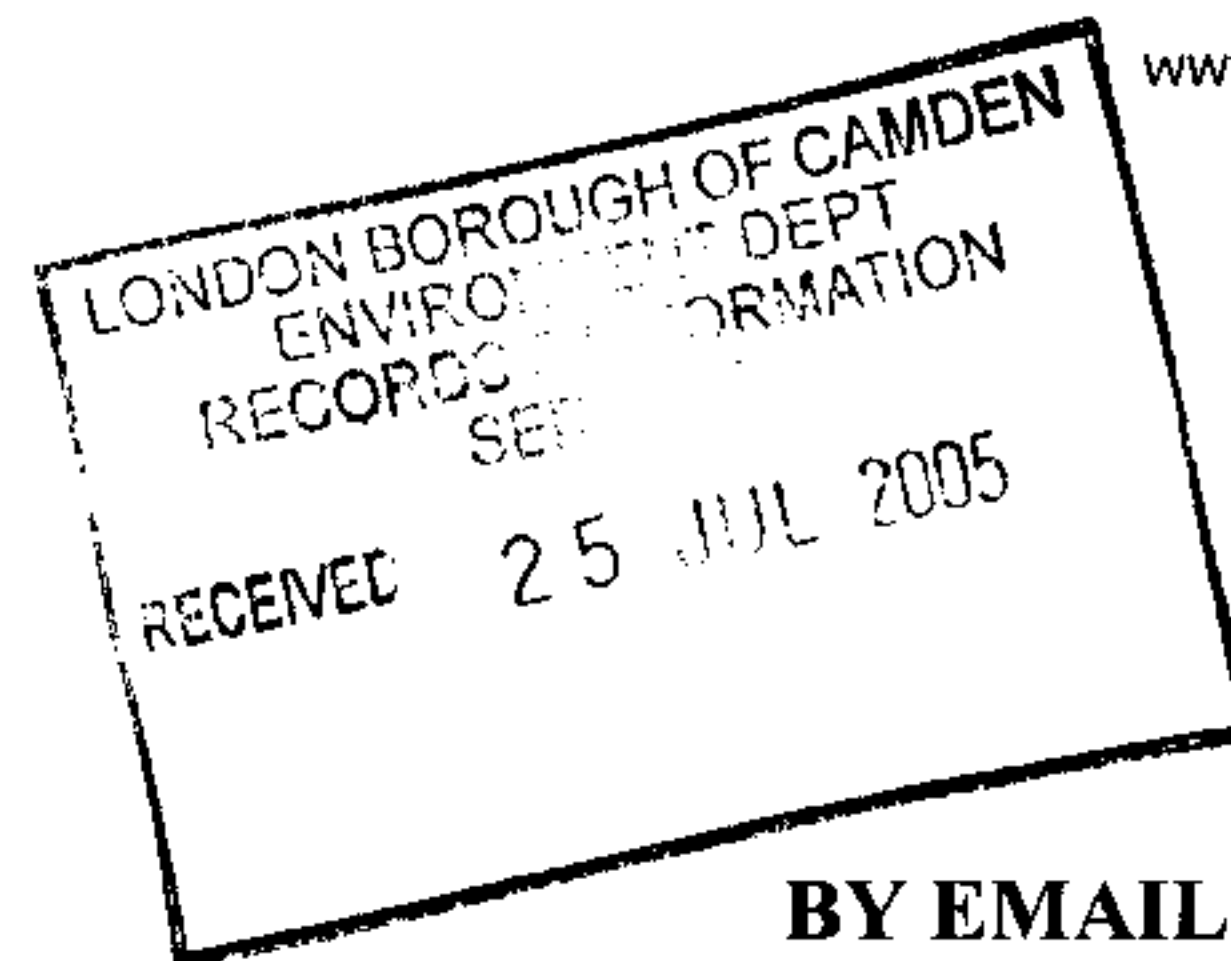
CHARTERED SURVEYORS

Premier House
44-48 Dover Street
London W1S 4AZ

Tel: 020 7493 4002

Fax: 020 7312 7548

www.montagu-evans.co.uk



BY EMAIL & POST

Dear Madam

125 HIGH HOLBORN, LONDON WC1 / LBC ref. 2005/1082 & 2005/1083
17 – 19 Barter Street WC1 / LBC ref. 2005/1074
21 Barter Street WC1 / LBC ref. 2005/1075 & 2005/1076
130 – 132 High Holborn / LBC ref. 2005/1073

AMENDMENT TO PREVIOUS LETTER OF 14TH JULY 2005

Thank you for your letter of 13 July 2005 advising that you consider the principle of redevelopment of the main site for commercial purposes together with the provision of off site housing appropriate and acceptable. Further to the details raised in your letter, on behalf of our client, Grandsoft Ltd, we can advise the following:

125 HIGH HOLBORN

1. Off Site Residential Housing:

The proposal includes provision for residential development in accordance with the UDP, in three buildings currently in commercial use in the ownership of the applicant. The provision of the housing at these three sites in association with the commercial development proposed at 125 High Holborn is justified on the following grounds.

More Housing:

The proposal will provide an increase of 2,179 sq. m of residential floorspace in contrast with a net increase of 1,442 sq. m of commercial floorspace resulting in more than the 100% target of off site residential provision as sought by the Council.

Better Housing:

The proposal provides a wider range of unit size and improved amenity and quality of residential floor space as a result of the use of property in the ownership of the applicant in the neighbourhood of 125 High Holborn.

2005/1082/PR1 2005/1083/CR1

Lower Management Costs:

The Registered Social Landlord, Origin, has stated its preference for the above solution not only because more affordable housing will be provided of a higher quality, but also because it will ease the management of the units.

Higher Quality Commercial Floorspace

The form of commercial floorspace proposed by the applicant will meet the needs of the occupational market for companies wishing to locate or to remain in Holborn and for retailers to offer a wider range of goods to local people.

2. The glazing, levels and type of lighting proposed and measures to reduce any impact of light pollution can be addressed through the submission of details to discharge conditions.

However, we can advise lighting will be controlled by movement detectors after normal hours so as to minimize energy consumption. Secondly, the light fittings will be semi specular, this refers to the type of fitting which throws light downwards to the floor so as to avoid reflectance on computer screens. This focussed light will reduce light spillage through the north elevation.

We also note that the residential buildings are at 90 degrees to the application building and this orientation will minimize the exposure to lighting that might emit from the offices.

3. It has been confirmed that there is no residential accommodation within 6 Southampton Place. There is one flat on the 4th floor (top) of 8 Southampton Place with windows located on the north east elevation. These are windows to habitable rooms although they are at 90 degrees to the subject site. Clearly the architect was conscious of overlooking when the building was designed and this is why the stairwell has been situated adjacent to 8 Southampton Place. The flank wall ensures that there is a minimum distance of 7m between the windows of the residential accommodation and the closest office window. Furthermore, owing to the 90 degrees angle and distance between the elevations any overlooking is oblique.
4. We note that the relevant officers are satisfied with the design. With regard to the recent issues expressed regarding the shopfronts to Southampton Place, we note that a condition can be imposed if this remains unresolved.

The architect, Sheppard Robson, has acknowledged that there are some inconsistencies with the perspectives as commented by English Heritage. We enclose revised drawings of Southampton Place, illustrating the corrected level of the parapet and the level of the ground floor horizontal banding. We enclose drawing no: 20-260 Rev B West Elevation, drawing no: 21-411 Rev B Southampton Place Detail Plans, Sections & Elevations and drawing no 21-421 Rev A Southampton Place Bay Elevation.

5. Our client accepts that a further BREEAM report may be required and a condition to this effect could be attached to a consent.
6. Our client notes that other conditions may include a scheme for the disposal of waste and recycling.

7. Regarding the split of affordable housing, your housing officer, Louis Gavriel has agreed directly with our Affordable Housing consultant that on the basis of the proposals providing over 50% affordable housing, a 70:30 split socially rented to shared ownership is acceptable as it is in line with Camden and London Plan policies. We have received today the draft S106 agreement and will provide comments shortly.
8. We have received the draft S106 agreement and will provide comments shortly.
9. We have received the draft S106 agreement and will provide comments shortly.
10. We accept a condition limiting noise levels at the boundary of the site may be appropriate should there be a prospect that the proposed works give rise to noise that would disturb the local environment and residential amenity. We have received the draft S106 agreement and will provide comments shortly.

17-19 Barter Street

1. We enclose four copies of an acoustic report prepared by Sharps Redmore Partnership. We have liaised with the Swedenborg Society, with regard to events at the neighbouring Music Hall, and the noise survey was undertaken during the concert held on 28 June 2005. The report shows that the concert was **inaudible** from the subject property.
2. With regard to the mix of size of units, your housing officer, Louis Gavriel has agreed directly with our Affordable Housing consultant that the inclusion of another large unit is not appropriate in this location as there would be no private amenity space available other than for the 4 bedroom flat currently proposed.
3. Please see my comments above (point 7).
4. We have received the draft S106 agreement and will provide comments shortly.

21 Barter Street

1. The drawings requested in relation to the incomplete letter dated 28 June 2005 are enclosed with this letter. **We enclose five sets of the following drawings:**

Drawing no: **2727 D 02 Rev A**
 2727 D 04 Rev D
 2727 D 05 Rev C
 2727 D 07 Rev A
 2727 D 11 Rev C

2. We have received the draft S106 agreement and will provide comments shortly.
3. We have received the draft S106 agreement and will provide comments shortly.

4. We enclose revised drawings, drawing no: 2727 D 11 Rev C. Identifying a cycle storage location.

130 – 132 High Holborn

The application has been granted planning permission subject to the signing of a Section 106. We have received the draft S106 agreement and will provide comments shortly.

Should you have any queries please do not hesitate to contact David Reid or Nicola Horsfall of this office.

Yours faithfully



NICOLA HORSFALL

Enc.