



## LCH PROPERTIES LIMITED

Attn: Eimear Heavey  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall, Judd St  
London, WC1H 8ND

11 March 2014

Dear Sirs,

**Re: Planning Application Consultation – Cambridge House, 373-375 Euston Road, London, NW13AR**  
**Application Ref: 2014/0603/P – Associated Ref: 2013/5940/PRE**

We are the freehold owners of 38 and 37 Warren Street, the next door properties to the above mentioned building which is the subject of the planning application referred to above. We wish to place on record our deep concern about this application for change of use which we feel is thoroughly misconceived in that it is based upon the allegation that the building known as Cambridge House has reached the end of its useful life as an office building. This could not be further from the truth.

The two adjoining buildings were built at the same time as Cambridge House and the floor plans are very similar. We have owned the adjoining building since the 1980's and we have had no difficulty in letting them for office purposes. Indeed at this particular moment one Tenant is moving out of two floors at 38 Warren Street and we have been inundated with viewings and have already received a firm offer even though our refurbishment work has only just commenced.

We agree with the applicants that the space is not Grade A but then the buildings were erected in the early part of the 20<sup>th</sup> Century and have plenty of life in them as good quality Grade B space. Indeed, throughout the Fitzrovia area there is strong demand for this type of decent office space and any available floors are virtually immediately snapped up at increasing rents.

Turning to the actual proposals, we feel that the proposed additional height of the Euston Road frontage will negatively affect our daylight and sunlight particularly on the 4<sup>th</sup> floor offices of 37 Warren Street, which we added 5 years ago as high quality boardroom and director's space. The two additional floors throw our building into deep shadow and we propose to instruct a Rights of Light surveyor to formally advise us on our legal rights.

