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THE SILVER LEVENE GROUP

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

11 March 2014

Dear Sir

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 tenants of 37 Warren Street and 1st floor 38 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 rented the adjoining building since the 1980's and the Landlords have had no difficulty in letting them for office purposes.

We agree with the applicants that the space is not Grade A but then the buildings were erected in the early part of the 20th 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.

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 4th floor offices of 37 Warren Street, which was added 5 years ago as high quality boardroom and director's space by our Landlords. 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 in this matter.

Furthermore, we have a busy working office employing over 115 staff which is likely to be disrupted in the extreme with appalling noise, dust and inconvenience throughout the working day, more especially as an additional two floors are to be added.

MEMBERS

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We are also concerned with physical damage which is highly probable, more especially in connection with the party walls.

We know from previous experience when minor work has been carried out that even a small drill disturbs our entire office and this has only been for very limited duration.

The scope of the work will undoubtedly cause our staff disruption and headaches and is likely to have a heavy impact on our work and productivity.

