



GERALDEVE

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FAO: Neil McDonald / Edward Jarvis

12 September 2014

Our ref: LJW/ANE/HBR/J6936

Your ref:

Dear Sir

**21-31 New Oxford Street, London
Application for Planning Permission**

We write on behalf of our client, New Oxford Street Limited, to submit a planning application for the refurbishment, alteration and extension of 21-31 New Oxford Street, London.

The Site

21-31 New Oxford Street, the application site, is located in the London Borough of Camden. The building fronts four streets which include New Oxford Street, Museum Street, High Holborn and Dunn's Passage.

The existing building is a ground plus 7 storey post war building which was used as a sorting office up until the early 1990s. The building is not listed and none of the buildings in the immediate vicinity are listed either. The building is not located within a conservation area, but the Bloomsbury Conservation Area adjoins the site to the north, west and east.

Proposals

The proposals have been subject to extensive pre-application consultation with officers, statutory consultees, amenity groups and local residents, as documented in the Statement of Community Involvement and the proposals have evolved throughout the consultation process to address comments raised.

The proposed development is for the following:-

“Remodelling, refurbishment and extension of existing Sorting Office, including formation of new terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), active public uses (Classes A1 and/or A3) and up to 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.”

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Application Documentation

As agreed during pre-application discussions, we enclose one hard copy of all documents and two CD copies of the following documents, as requested:-

- Application forms and certificate;
- CIL forms;
- Application drawings including site location plan;
- Design and Access Statement;
- Townscape, Visual Impact and Heritage Assessment;
- Town Planning Statement;
- Energy Statement;
- Sustainability Statement;
- Acoustic Report;
- Air Quality Assessment;
- Daylight Sunlight Report;
- Transport Assessment, Servicing Management Plan and Travel Plan;
- Construction Management Plan;
- Statement of Community Involvement;
- Viability Assessment;
- Landscape Assessment;
- Flood Risk Assessment;
- Housing Study; and
- S106 Heads of Terms.

The planning application fee of £36,834.00 is being paid separately via BACS.

A signed Planning Performance Agreement has been submitted under separate cover.

We look forward to confirmation of registration and validation of the application shortly.

Should you have any questions in the meantime, please do not hesitate to contact either Lisa Webb or Alex Neal of this office.

Yours faithfully



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