

Development Control Planning Services
 London Borough of Camden
 Town Hall
 Argyle St
 London WC1H 8ND

30.6.13

Dear Sir

High St

Proposed development at Centre Point, 101-3 New Oxford St and 5-24 St Giles

Applications by Almacantar (Centre Point) Ltd 1A and 1B for planning permission and listed building consent

2013/1957/P 1961/L 1970/P and 2000/L.

I enclose a copy of the objection I sent to you on the 2nd May. I am disturbed that I have received no acknowledgment. Please send me a copy of the Officer's report when available and confirm that my objection will be placed before the Committee considering these proposals.

2 JUL 2013

2013

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ve proposals

1. Change of use of Centre Point House at first and second floor levels from office use to flexible retail/restaurant/bar use.

Ground. The building was deliberately planned so that the office use on the lower floors did not interfere with the residential use on the upper floors. The change is unnecessary and harmful to the residential occupiers above because of the noise disturbance and pollution associated with restaurant/bar use.

2 Alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar use.

Ground. The alterations are unnecessary and according to the Applicant will involve at least 8 months (six days a week) of severe disturbance by noise, dust and vibration to the residential occupiers.

3. Alterations to the exterior of Centre Point House including the replacement and refurbishment of the facades including fenestration.

Ground. The work is unnecessary and cannot be done without the consent of all the leaseholders some of whom do not want the work.

4. Redevelopment of the adjacent public house to provide flexible retail with 13 (or 16) affordable housing units above.

Grounds:

a) This is the worst type of unneighbourly development which will block all light air and views from the many windows on the south facade of Centre Point House and turn the common parts into dark and unpleasant areas.

b) Centre Point House is a listed building carefully designed with the common parts well lit and ventilated at the end of the block and a wall largely of glass overlooking St Giles Church. It makes a mockery of the architect's intentions to add seven intrusive storeys to the southern part resulting in a lopsided building with the common parts of the present building in the centre and no coherent design.

c) The staircases and landings at Centre Point House have windows which could be accessed by fire ladders in case of emergency. The new building would eliminate all those windows.

d) The southern part of the residential block contains laundries which would be deprived of ventilation by the new block.

I would not want it thought that I am against social housing. I am in favour in the right place, but to cram all the social tenants into one separate block is poor planning and offensive.

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