

[REDACTED]

From: Innes Catto [REDACTED]
Sent: 28 April 2013 12:16
To: Planning; Fulbrook, Julian (Councillor); Olad, Awale (Councillor); Vincent, Sue (Councillor)
Subject: Application Comment - Centre Point redevelopment proposal
Follow Up Flag: Follow up
Flag Status: Orange

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28 April 2013

Development Control Planning Services
 LB Camden
 (by email)

Dear Sir or Madam

Proposed development at: Centre Point (including Centre Point Tower, Centre Point Link and Centre Point House), 101 and 103 New Oxford Street and 5-24 St Giles High Street, London WC1A 1DD

1. I am generally in favour of Centre Point Tower being converted for residential use.
2. (a) I see no reason why some of the flats in that block cannot be used for affordable housing. I disagree with social segregation on any grounds, including income.
 2. (b) I have been told informally that this segregation might be on 'security' grounds. This is deeply offensive to affordable housing tenants or leaseholders. It is also offensive to owners like me who do not agree with this stance.
 2.(c) There is no evidence that 'pepper potting' of tenures reduces property equity values, and even were this the case, I do not support maximising equity at any social cost.
3. Almacantar already own 10 flats in Centre Point House. I am in favour of these 10 flats being converted to affordable housing. This is my **strong preference** for meeting the affordable housing requirement for this development.
4. I am against the substantial internal alterations in Centre Point House and the change of use at first and second floor levels from office use (Class B1) to flexible retail/restaurant/bar (Class A1/A3/A4). This will involve unwarranted significant disruption to residents as well as unjustified change to a listed building. I find these proposed changes unjustified because there are already 25 restaurants and pubs within 150 yards of my front door. There has been a long-standing empty unit at the new Renzo Piano development since it opened, which surely tells of lack of demand for (over-priced?) retail/restaurant space.
 I feel that some affordable housing could be put in Centre Point House on first and second floors. This would mean less disruption for residents.
5. I am opposed to the redevelopment of the Intrepid Fox into affordable housing. This will block natural light coming into our communal areas. If this development goes

ahead, it should not be higher than the existing building. There is the issue that vulnerable or less confident residents will feel unsafe if there is no natural light in the laundry room. I have heard from female neighbours that they already feel 'trapped' when a male enters the laundry room, and blocking the window is likely to heighten this sense of lack of safety.

6. I refer you to my previous letter of 19 April 2013 (delivered by hand) for my other thoughts on this development proposal.

Thank you.

Yours faithfully,

Lord Catto