

Flat 17  
Centre Point House  
15a St Giles High Street  
London WC2H 8LW

19 April 2013

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



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 W1 (Application 1B)**

I have received a letter from GeraldEve LLP dated 3 April 2013 advising me about a Planning Application for the above proposed development, telling me that my comments are to be submitted to your office by 24 April.

I am the owner of Flat 17, Centre Point House. It is my residence. I have owned it for about two decades. My comments are as follows:

1. I cannot see this application on Camden Council's website. I would like to know why. Is this an error? If not, how are borough residents expected to know about submitted proposals. I am aware that not all of my neighbours in Centre Point House have received a letter from GeraldEve LLP.

2. How long will this development take? I have been living next to a building site for years now, with the Renzo Piano development and now Crossrail. I would like for your department to take into consideration the impact of building works on residents. We have a right to private enjoyment of our properties.

3. I am not opposed to the conversion of Centre Point Tower into residential use.

4.a. I understand that a certain number of affordable housing units are required for planning permission to be granted. Almacantar already own 10 flats in Centre Point House and I have no objection to these being used as affordable housing. **This is my strong preference.**

b. However, I would like an explanation from your department. If affordable housing is being excluded from Centre Point Tower on the basis of viability (the argument being that equity will drop in the open market units if affordable housing is in the same block), then why is it acceptable for this effect to be moved across to my block? (Incidentally, I do not think this is the case, and I do not support maximising equity at any social cost.)

c. If the 10 Almacantar units in my block are converted to affordable housing, I want for a clear and binding agreement to require the managing agent/Registered Provider to be liable for those units' respective service charge contributions to avoid difficulty in future.

d. At what stage will it be decided what *type* of affordable housing will be provided, e.g. Intermediate Rent/shared ownership/Affordable Rent?

5. I strongly oppose a new development on the present site of the Intrepid Fox pub as this will substantially alter my enjoyment of the building, with no natural light in the public areas any more.

6. I am concerned about the extensive redevelopment of Centre Point House (first and second floors – removal of floors), which will cause major disturbance to me and other residents.

7. I do not want my windows or my balcony to be affected by or included in the facade work. I own my windows and balcony.

Thank you. I look forward to your reply.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Catto', with a stylized flourish at the end.

Lord Catto