

[REDACTED]

From: Joseph Hanlon [REDACTED]
Sent: 27 December 2014 18:55
To: Planning
Subject: Reference 2014/5946/P as revised for 21-31 New Oxford Street

This is to file an objection to planning application 2014/5946/P as revised for 21-31 New Oxford Street.

This is a key site for both historic Bloomsbury/Covent Garden and in new reviving MidTown and it is important to use this site well and imaginatively. The postal sorting office has always been a blight on the area so any proposal that simply increases the size of an already awful building cannot be acceptable.

There are large buildings in the area, and increasing size and density is, perhaps, inevitable. But any new building must do this imaginatively and fit in well with old Bloomsbury/Covent Garden and new MidTown. Neither the design of a box which could go almost anywhere nor the mix of offices and retail with a few flats satisfies that need.

The Camden planning brief calls for extensive housing and recommends cultural, community or tourism as appropriate uses for the site, and that is correct. Substantial affordable housing and a doctor's surgery for the Museum Practice would fit the brief better. With restaurants and other tourist facilities it would provide a suitable mix for the area. Nothing is offered which could lead councillors to deviate from the planning brief.

A more imaginative design, which paid more attention to the street level and possible open space, and to the two prominent corners, could allow a part of the building with more height at the rear (east) of the site, backing on to the existing adjoining building.

The application should be rejected because it is unimaginative, adds nothing to the local area, and violates various of Camden's policies and briefs without offering anything in exchange.

Dr Joseph Hanlon
7 Ormonde Mansions
100a Southampton Row
London WC1B 4BJ
[REDACTED]

Visting senior research fellow at London School of Economics and the Open University.
Resident in Holborn and Covent Garden since 1977.

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