

Christopher Heather
West Area team
Planning Department
Contact Camden
5 Pancras Square
London
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12 December 2014

Dear Christopher,

Planning Application: 2014/5946/P 21-31 New Oxford Street London WC1A 1BA

Remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/restaurant/doctors' surgery uses (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.

The above application is within the Inmidtown BID boundary, and the future of the site is of importance to Inmidtown BID. The site covers an area of approximately 60m by 70m and is bounded by, New Oxford Street to the north, High Holborn to the south, Museum Street to the west, and Commonwealth House/Dunn's Passage to the east. The existing building is a standalone and was used as a sorting office up until the early 1990's. The architecture is brutalist in style, and is not listed. This is a substantial site and as you will be aware it has been vacant for two decades and acts as a substantial drawback to the area, leaving blank frontages and an empty and derelict appearance across this prime part of central London.

The proposal to bring forward A3/A1 space at ground floor will create interactive frontages bringing substantive planning gains to the area. The office use and residential uses will further increase footfall and have regenerative benefits to the entire surrounding area, and open up this substantially underused part of central London. With this in mind, I note that the application is largely supported by both the GLA and English heritage in principle.

In this context, the Inmidtown BID priorities for the area, to enhance commercial viability, help the realization of full economic potential, and make Bloomsbury, Holborn and St Giles a quality environment in which to work and live, will be enhanced and we would support the current application.

Yours sincerely,



Ms Tass Mavrogordato
Chief Executive



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