

From: The Rt. Hon. Frank Dobson, M.P.



HOUSE OF COMMONS

LONDON SW1A 0AA

Frances Wheat,
Head of Planning,
Environment Department,
London Borough of Camden,
Town Hall Extension,
Argyle Street,
LONDON WC1H 9EQ

17 December 2014

Dear Frances Wheat,

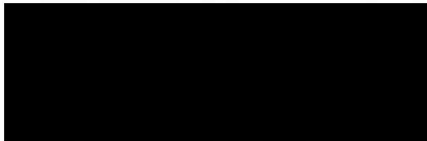
Proposed re-development of the Sorting Office Site, Museum Street / New Oxford Street, London WC1 - Planning Application Ref. 2014/5946/P

I have received representations from local people about the proposed re-development of the Sorting Office site in Museum Street, WC1. I share their concerns about the proposals, including the most recent revisions. I therefore urge the rejection of the planning application on the grounds that it departs from the most recent planning brief for the site. In particular:

- (a) It is a gross overdevelopment of the site, extending both upwards and outwards in a most sensitive location near St. George's Church and in the approaches to the British Museum.
- (b) Despite the massive extensions referred to in (a), it does not contain sufficient housing and is overwhelmingly devoted to office use with virtually no contribution to the local community by way of usable public space or other amenities.
- (c) The number, scale, design and location of the flats is quite unsatisfactory. What the area needs is many more well-designed and well-located flats to let at rents local people can afford without having to depend on Housing Benefit.
- (d) Virtually the whole of the existing building was devoted to community use. The current proposal is pathetic by comparison. The recent revised proposal by the developers is totally inadequate to the need for public green open space, especially in the neighbourhood which is recognised by the Council as a priority in the area south of Euston Road.

For all these reasons, I hope the Committee will reject the proposal and insist that the developer starts again. In my personal opinion, bodging around with the existing building will never prove satisfactory. It should instead be demolished so a fresh start can be made.

Yours sincerely,



Telephone (020) 7219-4452

Fax (020) 7219-6956

Comments Form

Name..... Oudart Rosamund

Address..... Flat 3 14 Wk Central street

Email address..... WC1A 1JH

Telephone..... [REDACTED]

Planning application number..... 2014/5945/P0

Planning application address..... 21-31 New Oxford street

I support the application (please state reasons below) I object to the application (please state reasons below)

Your comments

Dear Friends

All offices are empty in this area -
and it would be better to have
flats with people living there.
Wonderful = the new GP surgery
on the ground floor
and it would be great to have
something like the Soho theatre.
Culture must come here.

Please continue on extra sheets if you wish

15/12/2014

Dear Friend.

(Christopher Heather)

I wanted you to know that they are making works in the ex night club - the DEN closed 2 years ago because of big trouble (drug dealers - fights etc).

Be careful!
Have a look on that - I have the intuition that they want to have a new bar.

It will be chaos -
In French we say
"Il faut mieux prévenir
que guérir".

Prevention

You should ask the
guys (landlords) what
they are planning to
do in West central
street -

Many Christmas.
A Bientôt.

Rosamund Oudart

L&R

LONDON & REGIONAL

PROPERTIES

Planning Department
Contact Camden
5 Pancras Square
London
N1C 4AG
planning@camden.gov.uk

27 November 2014

FAO: Chris Heather

Dear Sir or Madam,

Application number: 2014/5946/P

21-31 New Oxford Street, WC1A 1BA

As the developer of St George's Court we would like to express our support for the planning application for 21-31 New Oxford Street, which is due to be considered by Camden Council early next year.

Our building is directly opposite the application site and we believe that the proposed design sits extremely well with our own development.

The building is clearly most suited to offices and bringing it back into use, after it has remained vacant for over 20 years, is a huge positive that we believe will attract further investment to the area.

The 3,000 or so jobs created through the delivery of this scheme and the shops and cafes which will bring to life the currently inactive frontages will, alongside our own building and other new developments coming forward in the vicinity, help to reposition this part of the West End as a vibrant and exciting place.

This will also be hugely helped by the proposals for the improved public realm, the introduction of new public open space and the plans to re-open Dunn's Passage.

We hope you will therefore be minded to approve this application as we feel it plays a big part in the ongoing development of the area.

Kind regards,

Yours faithfully,



Geoff Springer

**Director
London & Regional Properties**

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Christopher Heather
West Area team
Planning Department
Contact Camden
5 Pancras Square
London
N1C 4AG

12 December 2014

Dear Christopher,

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

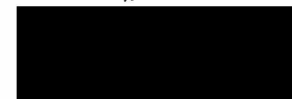
Remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/restaurant/doctors' 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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