Neil.McDonald@camden.gov.uk New Oxford Street 21-31 WC1a 1Ha Application 2014/5946/P Alan Spence 29 Russell Cham.Bury Place wc1a 2jx 3/2/2015

 Sui generis-Control of Planning- LB Camden.

 As a sui generis site- the GPO Old Sorting Office at 21/31 New Oxford Street WC1- an obsolete and empty industrial building (between Drury Lane/ Museum St), provides Camden Council with the unambiguous right to determine its Use.

Camden’s 2004 brief for the site has no provision for Offices but asks for a visionary sustainable mixed use-including significant quantity of residential accommodation...make a contribution to the Borough of Camden and the national Capital by significant improvement to the public realm between the British Museum and Covent Garden, and making the area a better place to live, work and visit.

 An application for Offices, therefore, rests purely on the Council changing its brief. If it declined to do so, a company applying for such in its application can have no complaint if it is refused.

However, Grantham Properties has submitted a planning application to convert this obsolete, industrial building into 425,000 sq ft of commercial offices (almost twice Centre Point’s 220,000 sq ft), minor other items, including for LB Camden- 21 flats (38,000 sq ft), of the above space.

However, if the Council stands by its 2004 brief, refuses planning permission on grounds of none conformity, then the company cannot complain.

In the above circumstance the company will own a site with no planning permission, and the Council has a site with no uses attached to it.

If, however, the Council exercises its sui generis power to determine the site for use of residential accommodation, Public Open Space (a Garden of Hope)- and its basement for use as a Opera-Theatre-Ballet Museum-(replacing V&A’s closure in Covent Garden). Then, this way, the site’s brief would be confirmed.

In this circumstance the property company has a site with the above uses, and if it decides to sell, they have a package to offer consisting of-an obsolete, empty, hulk of industrial building with planning permission for Housing, Public Open Space, and a Museum of Opera-Theatre-Ballet.

If the property company feel aggrieved, claim financial loss and go to Appeal. What has the Planning Inspector (Courts) to adjudicate upon. For a sui generis reading of the 2004 brief and a decision to go for a main use outside that brief was speculative, risky and on a par with Casino activity.

In this context, the company has no alternative but to sell the site-or come to some suitable terms with, in this case Neighbourhoods of concerned residents, and the LB Camden.

Therefore, I ask LB Camden to refuse Grantham Properties planning permission: Use sui generis rights to determine uses for the site as detailed in para 7-Housing, Public Open Space, Museum of Opera Theatre Ballet: and enter into a new set of negotiations with Grantham Properties, Neighbourhoods of concerned residents & LB Camden.