

DEA UK E&P Holdings Limited



Elaine Quigley
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

BY POST AND BY COURIER

9 October 2015

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Dear Ms Quigley

Comments relating to the Planning Application Consultation for Templar House, 81-87 High Holborn, London, WC1V 6NU (the "Work Site") Application Reference: 2015/4407/P (the "Application")

I am writing in response to your letter of 23 September 2015 to DEA UK E&P Holdings Limited ("DEA UK"), in our capacity as the occupier of the premises at 4th floor, 90 High Holborn, London, WC1V 6LJ (the "DEA UK Office") to voice our strong concerns and opposition in relation to the Application.

The Work Site subject to the Application is located in immediate close proximity to the DEA UK Office, at a distance between zero (there is a connecting wall between the Work Site and parts of the DEA UK Office) and 15 meters.

Noting this extreme proximity of the DEA UK Office to the Work Site, DEA UK has the following concerns regarding the works proposed under the Application:

1. Loss of Natural Light

The redevelopment of the Work Site, which would see the existing nine storey building demolished and replaced by a fourteen storey building, will result in a materially significant and detrimental loss of natural light and sunlight to our offices, as an entire length of our office fronts directly opposite the Work Site.

The height of the existing building already results in near minimal natural light, so DEA UK would reasonably expect that a new building that is 50% taller will result in near permanent depressing darkness for half of our office.

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As it is understandably important to us that our staff are able to continue to work comfortably in a well-lit office, DEA UK are very concerned by the excessive height of the proposed building at the Work Site.

2. Noise and Dust Pollution

The close proximity of the Work Site to our offices also raises severe noise concerns – during both the demolition and construction phases.

Calling to mind the magnitude of the proposed project envisaged in the Application, DEA UK can only expect the required works to result in a very high level of noise and dust pollution and inconvenience, which would adversely affect our working environment and represent an unacceptable nuisance to our staff.

3. Traffic and Parking Issues

The scale of the works under the Application will result in an intolerable rise in traffic volume in an already congested area, due to the increased and regular presence of heavy-duty vehicles attempting access to the Work Site.

In particular, DEA UK foresees the risk of serious disruption to deliveries, due to the single-point entry for deliveries to our building being located about less than 50 metres from the Work Site in a narrow street (Eagle Street).

4. Vibration from the Work Site

Due to the aforementioned close proximity of the DEA UK Office to the Work Site, DEA UK has great concern over the impact from the vibrations that will be associated with both the demolition and construction works.

In particular, this could have the potential to affect DEA UK's IT services, due to the fixed presence of sensitive IT equipment in a part of our office that is no more than 5 metres from the Work Site. Such equipment is considered to be highly sensitive to vibrations, and the required air-conditioning system will be vulnerable to shut-down in the event of dust contamination.

As an operator of producing gas platforms in the North Sea, the unexpected loss of our IT services would have severe consequences for our operational business, culminating in an increased risk of serious health, safety and environmental implications for our offshore activities.



Based on the reasons set out above and in the overall interests of maintaining a well-lit, safe and conducive workplace environment necessary for our staff, DEA UK hereby registers its reasonable and strongly-felt objection to the works proposed in the Application.

Thank you very much for taking our comments into consideration and I would ask that you continue to keep DEA UK informed of the progress of this Application.

Furthermore, should you or one of the planning representatives from Camden Council wish to visit the DEA UK Office and see in practice the immediate proximity to proposed Work Site, I would be happy to arrange this. You may contact me on [REDACTED].

Yours sincerely,



**Nick Mitchell
Company Secretary
DEA UK E&P Holdings Limited**