

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0477/P	Jeffrey Katora	35 New Oxford Street Flat 5 London WC1A 1BH	03/03/2016 02:09:43	OBJ	<p>As a resident for the past three years in the Holborn area and for the past several years in the immediate area of the proposed planning at 35-41 New Oxford Street under Planning Application 2016/0477/P, I would like to respectfully submit my deep objections to this proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. Significant loss of overall residential units in the area and affordable housing concerns. <p>At the same time of adding an additional floor to the footprint of the site, this proposal reduces the number of overall residential units by nearly 20% from 26 to 21 in an locale that is already at a critical shortage of residential space.</p> <p>I would propose that the area's need for affordable housing in quantity meets or exceeds the exemption of Policy DP2 noted under Section 5.48 of the Planning Statement to "minimise the loss of housing by resisting developments that would involve the net loss of two or more homes, unless they: ..."enable substandard units to be enlarged to meet residential space standards"..."</p> <p>The Planning Statement and application make mention of a Savills-produced Affordable Housing Statement submitted but no details have been made available to the public for review or comment regarding the different levels or type of affordability for the different units proposed.</p> <p>The inability to review details on proposed affordable housing combined with Triangle's highlighting of 'high profile', 'high value' and 'luxury' property' developments on their public website and messaging present a valid and open question on the future affordability of residential units located on this site.</p> <ol style="list-style-type: none"> 2. Substantial impact on businesses in the immediate area. <p>This project in its proposed scope and schedule would see a sizable area turned into a walled off construction works zone for the better part of two years based on the McLaren Programme schedule of September 2016 to May 2018 in the CMP document, assuming no overruns or post-launch delays on the project.</p> <p>Long standing businesses frequented by a wide spectrum of the local population, such as the Old Crown Public House at 33 New Oxford Street, immediately adjacent to the proposed works, will be greatly financially impacted by this planning. This is compounded by existing impact from the series of existing large works projects in progress around the immediate vicinity. Examples include the pending Commonwealth House / 1 New Oxford Street development and Sorting Office development at 21-31 New Oxford Street, amongst others.</p> <p>It was particularly concerning to hear that owners of businesses in the direct area, those most impacted by this planning, such as the Old Crown, have not been directly approached for comment or discussion and only learned of the extent of the planned works well into the public comment period after the planning application had been submitted</p>

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3. Lack of genuine outreach and consultation to immediate residents and businesses on planning.

As a resident living on New Oxford Street directly in the center of the consultation radius mentioned by Quatro in the Statement of Community Involvement document, I can state unequivocally that neither myself nor any of the other residents living in my building were contacted by post nor any other method with notification of the public exhibition and planning meetings that occurred on 7 and 11 November.

Similarly, the management of the Old Crown Public House, mentioned earlier, did not receive notification of these meetings.

The first notification we did receive from anyone was the Planning Application Consultation Notice from the Council dated 05 February and received via post on 12 February, several months into the planning and application process. Very dishearteningly, we only learned of the November Quatro meetings after seeing them mentioned on the Council's website in the Statement of Community Involvement document.

Thank you very much for your time and attention to these comments. I hope you will take them under serious consideration in your review of this planning application. Alongside the other residents and businesses in the immediate vicinity of these planned works, I am eager to engage in further discussion with the planning officers and council to address these and other concerns if there is an opportunity to do so.

Sincerely,
Jeffrey Katora

An electronic version of these comments is also available at the link below:
<https://docs.google.com/document/d/1p0-i4VpVCLDMISEE7VIo37IGrdhVdCnyE2SmGTdT8vs/edit?usp=sharing>
