

21-31 New Oxford Street Development Limited  
89 Wardour Street  
London W1F 0UB

12 May 2016

Zenab Haji-Ismail  
Senior Planning Officer  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London  
N1C 4AG

Dear Ms Haji-Ismail,

**Planning Application: 35-41 New Oxford Street, 10-12 Museum Street & 16A-18 West Central Street  
Ref: 2016/0477/P – Support for the Application & measures to ensure that construction impacts are properly managed**

I write on behalf of 21-31 New Oxford Street Development Limited. We are the developers of 21-31 New Oxford Street, the former sorting-office site immediately next door to this application site. We have reviewed the application proposals and met with the applicants and their team to discuss their intentions and as a result I am pleased to be able to confirm that we fully support the proposals which they have brought forward.

#### **Co-ordinating construction & managing site traffic**

As you know, our site was granted permission on 30<sup>th</sup> March 2015, and we are in the process of implementing this permission. We are mindful of the need to ensure that the construction work on these two adjacent sites is properly coordinated, so that redevelopment can take place in an efficient and well organised way, causing the lowest possible levels of disturbance to our neighbours and others in the surrounding area.

In order to look to ensure that this is achieved, we have met with the applicants and their team, and in particular their project managers to review their Construction Management Plan and Construction Traffic Management Plan proposals and to coordinate these with our own. Triangle have indicated that they are also committed to working together in a constructive and collaborative way. We have therefore already arranged a series of regular co-ordination meetings in order to continue this work, and with the objective of ensuring co-operation at all levels between the respective development teams.

#### **Support for Triangle's Proposals**

The application site has suffered from a lack of care and investment for a considerable period, and we welcome Triangle's application proposals which we consider represent a significant opportunity to address these problems. The scheme would restore and improve the fabric of the buildings, and bring a range of uses which will complement and revitalise the area. We believe that in conjunction with our development of the former sorting office, they represent an important step towards the council's objective to make the most efficient use of buildings and land, and delivering high-quality development. Consequently we wish to confirm our support and ask that the council grants planning permission for the scheme.

Yours sincerely,



Daniel Brown  
For and on behalf of 21-31 New Oxford Street Development Limited