

**MORNINGTON DISTRICT ASSOCIATION**

C/o 44 Mornington Crescent

London

NW1 7RB



Regeneration and Planning  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8EQ

15 August 2015

Dear Sirs

Reference: 2016/4208/P

The Mornington Crescent District Association has been representing the interests of residents of Mornington Crescent NW1 area and beyond for over 13-years. We have an entry on the Cindex database and are registered to receive planning alerts for applications made as far away from Mornington Crescent as Holborn.

We write to you having consulted with our residential membership regarding the above application. We note the application of the developer Lazari Investments is to increase the current office space at the Greater London House [GLH] to over 3800 square metres to accommodate a current tenant Asos for a further 15-years.

Some of our residents have expressed concerns regarding the continued overdevelopment of the GLH and the disturbances the residents of Mornington Crescent have experienced and are likely to experience if the build is permitted.

The concern regarding overdevelopment is based on a genuine fear that the reasons for this application could lead to a precedent being set in that other tenants may demand from the developer to further expand GLH. Our residents are especially fearful of future upwards developments above the current height of the building development.

We understand the reasons put forward by the developer for the application but the planning committee should only decide this application within planning legislation and not on the fact that a new lease has been agreed between the developer and the tenant which is subject only to consent and development of the application. This is a totally irrelevant consideration to put before the planning committee who's only concern is if the proposed development fits within planning legislation and if it will enhance and or improve the area.

Regarding the disturbances and impact this proposed development will have on the area, Mornington Crescent has experienced significant inconveniences especially with GLH development over the last few years. Residents have had to endure endless extra noise, inconvenience and pollution causing damage to properties and health over the past few years. The proposed development therefore does not provide the residents of Mornington Crescent with a single benefit but will instead be a continuation of disturbances, inconveniences and nuisances causing further environmental pollution to the area and damage to homes and property values indefinitely.

On a matter of procedure and of public interest, we note that notice of this application has been served to over 341 households and concerned parties in the Mornington Crescent NW1 area. Previously planning application 2011/5122/P [same developer same building] only 14 notices were sent [all of which to tenants of GLH]. We are unable to explain this clear anomaly and so we invite any member of the planning committee to comment and explain why in regards to this current application over 341 [excluding GLH tenants] were sent out and only 14 notices were sent out in relation to application 2011/5122/P?

Thank You



Christopher Papaloizou

Signed on behalf of the Mornington District Association

Representing 15 NW1 households