

LEGAL DIVISION
COMMENTS ON REPORTS

NAME OF COMMITTEE: DC Sub Cmtee

DATE:

AUTHOR/REPORT NAME: Sue Foster- 78 New Oxford Street

Comments given by:

DATE REPORT RECEIVED:

DATE COMMENTS SENT:

BY E-MAIL

GENERAL COMMENTS:

4.1

Say "Relevant policies include the following"

6.5

Saying these considerations are outside the planning framework is pitching it too strong as there is a UDP Policy on this (EN8) and on the larger schemes we place a requirement under Section 106 to have a liaison group and to submit method statements. Presumably here you don't think this is justified given the scale of the project.

LEGAL COMMENTS

Members are referred to the note from the Legal Division at the start of the Agenda

Website Address: [Http://www.camden.gov.uk](http://www.camden.gov.uk)
Email Address: env.devcon@camden.gov



**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975

Moren Greenhalgh,
ATTN. Andrew Greenhalgh,
24 Beaumont Mews,
London,
W1N 3LN

Application No: PS9904173
Related application No:
Case File:P13/12/C

3rd August 1999

ACKNOWLEDGEMENT OF APPLICATION

Dear Sir/Madam,

Type of Application : Full Planning Application

78 New Oxford Street, WC1

Your application dated 18th February 1999, together with the required fee of £570.00 (if applicable), has been received by the Council.

The application was checked and formally registered on 05/03/1999 and is being dealt with by Sue Foster on 020 7278 4444 Ext.2672. Due to the type of application the anticipated decision route is Delegated.

The Council has a statutory obligation to deal with applications within eight weeks of formal registration. You should therefore receive a decision on your application by 30th April 1999.

If you do not receive a decision by 30th April 1999, you may appeal to the Planning Inspectorate within six months. The appeal form is only available from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. If you decide to appeal, the Secretary of State takes over responsibility for determining your application. This is in accordance with Section 78 of the Town and Country Planning Act 1990.

If a fee is paid by cheque which is subsequently returned by the bank, the application will be treated as invalid, and will not be dealt with until the fee has been paid.

Director of Environment Department
STOP PRESS

ACK1letter

Did you know that information on Camden's Planning Services and details of applications are now on line? You can visit the Council's web site at <http://www.camden.gov.uk> to find out more.

Delva Patman Associates

116 Long Acre London WC2E 9PA

Tel: 020 7240 6004 Fax: 020 7240 7658

Chartered Surveyors Design Consultants

Our Ref: RS/PB/99124

Ms S Foster
South Area Team - Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8NB

By Post & Fax - 0171 314 1975

See F D P 3 N.R.

20 July 1999

Dear Ms Foster

**78 New Oxford Street, London WC1
Daylight & Sunlight Analysis**

Further to our recent telephone conversation, I would confirm that as shown on the drawings attached to our Report, the proposed eighth floor extension to 78 New Oxford Street would have a no worsening effect upon the daylight and sunlight to Parnell House.

As was explained on the telephone, the effect of the extension will not be discernible.

Yours sincerely

Richard Staig

cc: A Greenhalgh Esq (Moren Greenhalgh)

Partners: Delva Patman FRICS ACI Arb
Alistair Redler BSc FRICS

Associate: Richard Staig BSc ARICS

Delva Patman Associates

116 Long Acre London WC2E 9PA

Tel: 0171 240 6004 Fax: 0171 240 7658
Chartered Surveyors □ Design Consultants

Our Ref: RS/PB/99124

A Greenhalgh Esq
Moren Greenhalgh
24 Beaumont Mews
London W1N 3LN

13 July 1999

Dear Andrew

Fairgate House, 78 New Oxford Street, London WC1. Daylight & Sunlight Analysis

Further to our letter dated 1 June 1999, we have pleasure in providing our Report in respect of daylight and sunlight matters at the above with regard to the effect upon Parnell House of the proposed development of Fairgate House. Before reporting our findings, we believe it would be helpful if we briefly explained the legislation affecting these studies and the parameters within which they have been carried out.

Information Provided

You had issued to us the following drawings to aid our assessment:-

PE1-001A Proposed South Elevation
PE1-002A Proposed East Elevation
PS1-001A Section XX
PS1-002A Diagrammatic Section
Plan of proposed 8th Floor Extension
Site Plan

We have also obtained the Ordnance Survey data of the surrounding properties.

Limitations of the Assessment

In addition to the drawings to the drawings listed above, approximate site measurements were taken of the adjoining buildings. To ensure complete accuracy, it will be necessary to commission a measured survey of the affected buildings in relation to the site, but for the purpose of this Report this is considered unnecessary. Upon the OS site plan, we have taken sample points along the facade of Purnell House and have prepared templates to determine the vertical sky components of both existing and proposed structures.

Partners: Delva Patman FRICS ACI Arb
Alistair Redler BSc FRICS

Associate: Richard Staig BSc ARICS

A Greenhalgh Esq
Moren Greenhalgh

13 July 1999

Daylight & Sunlight

Since 1991, the assessment of daylight and sunlight has generally been carried out in accordance with the Building Research Establishment Guide "Site, Layout, Planning for Daylight & Sunlight" 1991. Many Local Planning Authorities use this criteria as part of their guidance on design, and, although the introduction of the BRE Guide advises this document should be seen as an assistance for design rather than an instrument of planning policy, our experience with Local Authorities is that they tend to adopt the BRE Guide somewhat inflexibly particularly in relation to rooms of residential properties.

The BRE Guide assesses daylight as a percentage of the total sky that provides direct skylight to a window. This is assessed as the vertical sky component. If the vertical sky component is greater than 27% then enough skylight should still be reaching the windows of the existing building. Any reduction below this level should be kept to a minimum.

The Guide advises that the diffuse daylighting of an existing building may be adversely affected if either:

- a) The vertical sky component measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value, or
- b) The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

With regard to sunlight, the BRE Guide advises that a dwelling or non domestic building, which has a particular requirement for sunlight, will appear reasonably sunlit provided there is at least one main window wall facing 90° due south and from this window wall, all points which are aligned 2 metres above ground level are within 4 metres of a point which receives at least 25% of annual probable sunlight, including at least 5% of annual probable sunlight hours during the winter months, during 21 December and 21 March.

Client Proposals

Fairgate House currently consists of ground and seven upper storeys. The proposals shown upon the drawings involve the construction of a new eighth floor to mirror that of the seventh floor.

Parnell House

The predominant obstruction to the southern elevation of Parnell House is 74 New Oxford Street, whilst to the western elevation of Parnell House the predominant obstructions are Bainbridge House and 80-110 New Oxford Street.

A Greenhalgh Esq
Moren Greenhalgh

13 July 1999

As can be seen from the attached drawings, the proposed eighth floor extension has so minor an effect upon daylight and sunlight that it should be considered de minimus.

Conclusion

The studies show that there will be indiscernible reduction to the windows of either daylight or sunlight.

The scheme submitted for planning would appear to meet the requirements of the BRE Guide for Daylight & Sunlight and should therefore not hinder the planning application in this respect.

Yours sincerely

Richard Staig

ENC: Drawings

Delva Patman Associates

116 Long Acre London WC2E 9PA

Tel: 0171 240 6004 Fax: 0171 240 7658
Chartered Surveyors □ Design Consultants

Our Ref: RS/PB/99124

A Greenhalgh Esq
Moren Greenhalgh
24 Beaumont Mews
London W1N 3LN

13 July 1999

Dear Andrew

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Partners: Delva Patman FRICS ACI Arb
Alistair Redler BSc FRICS

Associate: Richard Staig BSc ARICS

A Greenhalgh Esq
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13 July 1999

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A Greenhalgh Esq
Moren Greenhalgh

13 July 1999

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Yours sincerely

Richard Staig

ENC: Drawings

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Email Address: env.devcon@camden.gov



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

My Ref PS9904173R1

Date 24 June 1999

Ms Mary O'Reilly,
25 Parnell House
Streatham Street
London
WC1A 1JB

Contact **Sue Foster**
Extension **2672**

Dear Ms O'Reilly,

Town and Country Planning Act 1990 (as Amended)
Re: 78 New Oxford Street

Thank you for your letter of 13th June 1999 concerning the current application for the above site.

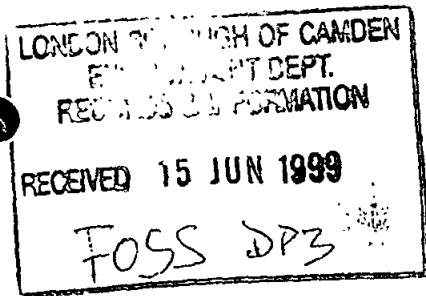
We have now received a revised scheme which amends the original design of the proposed roof extension. It now matches in form and detail the existing elevations.

I have not progressed the application further because I am still waiting for a daylight study to determine whether the roof extension will have an effect on the flats in Parnell House. When this has been provided, I will be able to make an informed judgement about the impact of the proposal and will then write up the application for Committee.

Please let me know if you require any further assistance.

Yours sincerely

Sue Foster
Planning Officer
for the Environment Director



25, PARNELL HOUSE,
STRATFORD ST
LONDON W.C.1A 1TB
JUNE 13TH 1999

MS

DEAR MR. TOM JEFFREY,

ON BEHALF OF THE RESIDENTS OF PARNELL HOUSE, I AM WRITING TO ASK YOU & YOUR DEPT., TO INFORM US OF THE CURRENT STATE OF AFFAIRS REGARDING THE APPLICATION FOR THE BUILDING OF AN EXTENSION AT 78, NEW OXFORD ST., WE RECEIVED AN ACKNOWLEDGEMENT OF OUR PETITION ONLY ONE MONTH - ONE WEEK AGO. & WE WOULD LIKE TO KNOW:

1. IF ANY BUILDING WORK CAN GO AHEAD WITHOUT OUR BEING INFORMED FIRST OF PROPOSALS BY YOURSELVES THE COUNCIL.
2. WITH YOUR REPLY TO THIS LETTER INFORMING US OF THE CURRENT STATE OF THE APPLICATION.

WE THE TRAVELLERS ARE UNDER AN ENORMOUS STRESS BECAUSE OF CONTINUOUS BUILDING NOISE PARTICULARLY RIGHT NOW AT THE MARLBORO HOTEL WHERE WORK CONTINUES INTO THE EVENING AFTER 6.00 PM, ALL DAY SATURDAY & ALL DAY SUNDAY. PHONE CALLS, LETTERS ETC TO BOTH THE COUNCIL & THE HOTEL MAKE NO DIFFERENCE. THE LAW DOESN'T FUNCTION IN CAMDEN COUNCIL & WE ARE SICK OF IT. I PERSONALLY CANNOT WORK EFFECTIVELY & WILL BE FORCED TO GIVE UP MY JOB AGAIN BECAUSE OF THIS INTRUSION ON MY LIFE & HEALTH. I WANT SOMEONE TO ACT LAWFULLY IN THIS SITUATION. I LOOK FORWARD TO YOUR REPLY.

Mary O'Reilly (Mary O'Reilly)

New Oxford Street OBJ. 78

Peabody
Trust

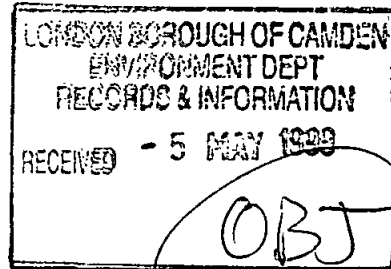


Our Ref: SG/PS/HS/PAR/10.02

45 Westminster Bridge Road
London SE1 7JB

Tel 0171 928 7811
Fax 0171 261 9187
DX 99975 Lambeth 2
Internet: www.peabody.org.uk

Ms Sue Foster
Development Control Planning services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND



Sue Foster

04 May 1999

Dear Ms Foster

Planning Application No. PS9904173 - (Case File P13/12/C)

We have received from our residents in Parnell House, a copy of a petition sent to you in respect of the above planning application.

In view of these concerns I would like to support the residents to this application in view of their concerns over lack of light and increased likely pollution and nuisance from the proposed finished development.

We did not receive direct notification of this and therefore I am aware that the official time-scale has been missed; nevertheless I would be grateful if you would treat this as a formal objection.

Yours sincerely

Stewart Grant
Area Housing Manager (West)





FACSIMILE TRANSMISSION

TO: Ms Sue Foster
Camden Council - Development Control Planning Services

FAX NO: 0171 314 1975

FROM: Zigi Walsh

DATE: 15 April 1999

NO OF PAGES (including coversheet): 8

OBC T

Ms Sue Foster
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

15 April 1999

Dear Ms Foster,

RE: Case File: P13/12/C

Application No: PS9904173

Please find following a petition against this planning application. The primary reasons are lack of sunlight, pollution and damage. I have gone into more detail in the cover sheet.

Can I also point out that the residents did not find out about this application until we received your letter on Wednesday 31st March even though it was dated the 19th.

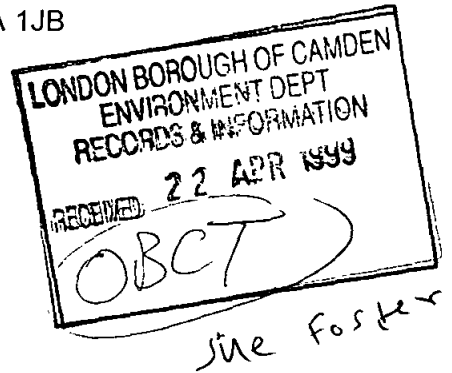
I would be grateful if you would acknowledge receipt of this petition and we invite you respond.

Yours sincerely,

Ms Z Walsh

c.c. Maureen Plant – Pollution Control Team
Peabody Trust

Ms Z Walsh
23 Parnell House
Streatham Street
London
WC1A 1JB



Miss V C Spencer
36 Parnell House
Streatham Street
London
WC1A 1JB

4th April 1999

Dear Sir/Madam

**Re: Planning Application for an additional 8th Floor Storey at 78 New Oxford Street
WC1**

Further to your letter of the 19th March 1999 (received by me on the 31st March) relating to the above. I wish to object to the planning application being sought on the following grounds.

- 1) Within the last two or three years an additional storey has been added to this building and has blocked out a considerable amount of light to my living room and bedroom. Yet an additional storey would block out even more light and result in my having to have an electric light on even during daylight hours. I do not consider this a healthy or satisfactory way to live.
- 2) The tenants of Parnell House will be subjected once again to all the dirt, dust, noise etc., which is inevitable when major building work of this nature takes place. Very little consideration seems to be given to the fact that Streatham Street, which is the street just behind 78 New Oxford Street, is a residential area. The previous workman seem to have no compunction at throwing scaffolding poles about, loading and unloading lorries as early as 6am in the morning during the summer months.

I look forward to hearing further from you, and you will note I am sending copies of this letter to the Head Office of Peabody Trust and the Estate Office for Parnell House, who are the owners of this property.

Yours faithfully

Vera Spencer

C.C. Peabody Trust - Herbrand Street
Peabody Trust - Head Office



ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

The Occupier(s)
6 Parnell House
Streatham Street,
London
WC1A 1JB

Application No: PS9904173
Related No:
Case File:P13/12/C

19th March 1999

THIS LETTER IS ABOUT A PLANNING APPLICATION ON A PROPERTY NEAR YOU

Dear Sir/ Madam,

Proposed development :
Erection of an additional 8th floor storey for office use.
(Plans submitted)

at 78 New Oxford Street, WC1

An application for permission to carry out the above work has been received by the Council and is being dealt with by Sue Foster on 0171 278 4444 Ext.2672.

You may inspect the application and any submitted plans at the One Stop Reception, 5th floor, Camden Town Hall, Argyle Street, WC1 8EQ between 9.00am and 5.00pm, Monday to Friday.

Please note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

If you would like to submit comments on the application, please do so in writing, within 21 days from the date of this letter. (Please quote the above application number).

If you do write in your letter will be acknowledged and you will be notified of the Council's decision in due course.

It is anticipated that the decision will be made by officers under delegated powers.

If you are not the owner of the property you occupy, please tell the owner about this letter.

Director of Environment Department
NBR1letter

PETITION AGAINST PLANNING APPLICATION

APPLICATION No: PS9904173

CASE No: P13/12/C

FROM: RESIDENTS OF PARNELL HOUSE WC1A 1JB

DATE: 09 MARCH 1999

WE, THE UNDERSIGNED OPPOSE THE ABOVE APPLICATION ON THE FOLLOWING GROUNDS:

• **LACK OF SUNLIGHT:**

WE ARE ALREADY ENCLOSED BY TALLER BUILDINGS ALL AROUND, THIS WILL ONLY MAKE OUR SURROUNDINGS EVEN MORE GLOOMY. IN PARNELL HOUSE IT IS ALREADY DIFFICULT TO GROW PLANTS AND SIT IN A FLEETING PIECE OF SUN ON SUMMER EVENINGS. 78 NEW OXFORD STREET WAS ORIGINALLY PROPOSED TO BE ONLY 6 STOREYS HIGH.

• **POLLUTION:**

WE HAVE ENDURED OVER 2 YEARS OF WORK GOING ON IN THIS SITE. HGV LORRIES DELIVER AT ALL HOURS, DOWN NARROW STREETS NOT DESIGNED FOR THIS KIND OF TRAFFIC. ROADS ARE BLOCKED AND THE AREA IS DANGEROUS FOR PEDESTRIANS, ESPECIALLY THE ELDERLY AND THOSE WITH CHILDREN. WORK IS CARRIED OUT AT ALL HOURS OF THE DAY AND NIGHT AND AT WEEKENDS. THIS INVOLVES POWER DRILLS AND SAWS, GENERATORS AND HEAVY INDUSTRIAL MACHINERY.

THE NOISE LEVELS HAVE BEEN INTOLERABLE AND CONTRACTORS HAVE HAD LITTLE SYMPATHY. OUR BUILDING HOUSES MANY ELDERLY PEOPLE, SOME OF WHOM HAVE SERIOUS ILLNESSES, AS WELL AS CHILDREN WHO HAVE EXPERIENCED A LACK OF SLEEP DURING THE SCHOOL WEEK.

THE DIRT AND DUST HAS PENETRATED OUR HOMES LEADING TO SERIOUS HEALTH ISSUES. CHILDREN ARE DEVELOPING ASTHMA AND THE ELDERLY ARE EXPERIENCING SERIOUS RESPIRATORY PROBLEMS.

• **BUILDING/PAVEMENT DAMAGE:**

THIS IS A GRADE 2 LISTED BUILDING AND THE EXTERIOR HAS BEEN RUINED AFTER BEING REDECORATED 3 YEARS AGO. DUST IS A MAJOR PROBLEM AND FLATS NEED TO BE CLEANED AND HOOVERED ON A DAILY BASIS.

EXTENSIVE DAMAGE HAS BEEN DONE TO PAVEMENTS AND STREET FURNITURE MAKING THEM HAZARDOUS TO LIVE NEAR FOR RESIDENTS AND VISTORS ALIKE.

GREEN
RUSSELL

Solicitors

Apollo House
.55 New Bond Street, London, W1Y 0SX
Fax: +44(0)171 339 7001 · Web: jgrweb.com · DX: 44627 MAYFAIR
Tel: +44(0)171 339 7000

FACSIMILE TRANSMISSION

Direct email: pjs@jgrlaw.co.uk
Direct Fax No: 0171-307 0270
Direct Dial No: 0171-339 7021

To: Director of Environment - Development Control
Planning Services
London Borough of Camden
For the attention of Sue Foster FOSS

Your Ref: Case File:P13/12/C
Fax No: 0171 314 1975

NOBJ

From: Peter Stevens

Our Ref: PJS/ARM/H013.001

Re: Town and Country Planning Act 1990
Proposed Development: Erection of additional eight floor
for office use at 78 New Oxford Street, WC1
Application No. PS9904173

Number of Pages (including this page): 2

13 April 1999

THIS FAX IS CONFIDENTIAL AND IT MAY CONTAIN LEGALLY PRIVILEGED INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT, PLEASE TELEPHONE US IMMEDIATELY QUOTING THE ABOVE REFERENCE. YOU SHOULD NOT COPY THIS FAX, DISCLOSE ITS CONTENTS TO ANY OTHER PERSON OR USE IT FOR ANY OTHER PURPOSE.

Dear Sir

We refer to your notification of the above proposal addressed to the occupier of the first floor at 80-110 New Oxford Street.

Our clients, Globix Limited, are the lessees of the first and second floors and parts of the basement and ground floor of 80-110 New Oxford Street (Prospect House). They have no objection in principle to the proposal but are concerned that development should not be carried out in a manner which interferes with their use of their own premises through noise, vibration or dust etc or any obstruction, from plant or equipment or deliveries to the development, to the front or rear of Prospect House.

Our clients therefore wish you to impose suitable conditions to prevent interference of this nature, including in particular restrictions on noisy activities and on hours of working when operations of

GREEN
RUSSELL

a [redacted]isey or other unneighbourly nature might be carried on.

Yours faithfully

JEFFREY GREEN RUSSELL

Camden Council
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle St.
London
WC1H 8ND

24 Parnell House
Streatham Street
London
WC1A 1JB
13/4/99

Application No. PS9904173
Case File. P13/12/C

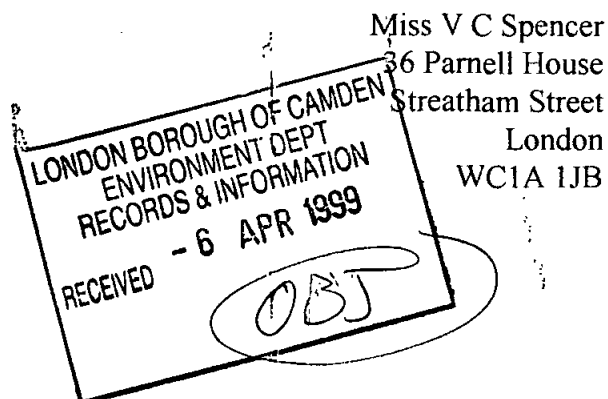
Dear Ms. Foster,

I am writing to object to the proposed erection of an extra 8th floor at 78 New Oxford St. I have lived at my address for 4 years and since I can remember there has been continual construction work being carried out on this property. I am regularly woken at 8am, six days a week by banging, drilling, mixing etc. The back streets around New Oxford Street are regularly blocked due to constant deliveries and filthy due to builders waste. The estate on which I live is filthy due to the dust and pollution created by these building works. The erection of an extra floor will simply exacerbate the problem and seriously affect the little amount of sunlight the estate receives. So, despite my objections you will probably give them permission to build yet more office space of which central London has plenty. This will mean a few more years of misery for the tenants here and in this area. And guess what? When the 8th floor has been built, there will be an application to build a 9th floor etc. etc. I hope this letter will at least make you aware of the misery caused by this building work to me and other tenants on my estate.

Yours sincerely

Andrew Daggars

London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND



4th April 1999

Dear Sir/Madam

**Re: Planning Application for an additional 8th Floor Storey at 78 New Oxford Street
WC1. Application No. PS9904173**

Further to your letter of the 19th March 1999 (received by me on the 31st March) relating to the above. I wish to object to the planning application being sought on the following grounds.

- 1) Within the last two or three years an additional storey has been added to this building and has blocked out a considerable amount of light to my living room and bedroom. Yet an additional storey would block out even more light and result in my having to have an electric light on even during daylight hours. I do not consider this a healthy or satisfactory way to live.
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Yours faithfully

Vera Spencer

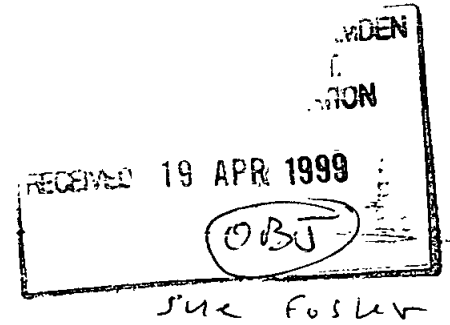
C.C. Peabody Trust - Herbrand Street
Peabody Trust - Head Office

Barleycroft Ltd

1 Alders Court
Watchmead
Welwyn Garden City
Herts. AL7 1AH
Tel: (01707) 372736
Fax: (01707) 331213

London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London WC1H 8ND

Our Ref: RJT/VAT/Cam.
Date: 15 April 1999



Dear Sirs

78 NEW OXFORD STREET
APPLICATION NO: PS9904173

We would refer to your letter dated 19 March 1999 which was forwarded to our clients, namely Reed plc, occupiers of the above building on the 3rd, 5th & 6th floors.

We would raise our client's objection to these proposals and would confirm that we have written to our client's landlords raising a number of objections.

Yours faithfully

R J Taylor

MOREN GREENHALGH

Architects & Urban Designers

24 Beaumont Mews

London W1N 3LN

Tel: 0171 9352422

Fax: 0171 9352568

e-mail:

mg@moren-greenhalgh.demon.co.uk

web site:

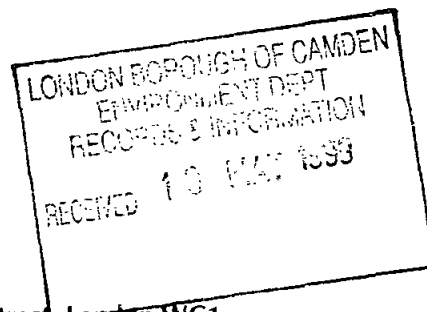
www.moren-greenhalgh.demon.co.uk

Our Ref: off-oxf/990507/pla

07 May 1999

Director of Environment Department
Planning, Transport and Health Service
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

P 9904173R1



Attn: Ms Sue Foster

Dear Sir/Madam

Planning Application for Fairgate House, 78 New Oxford Street, London WC1
Application no: PS 9904173. Case File: P13/12/C

Following your conversation with Mr Andrew Greenhalgh, please find enclosed 5 sets of the revised drawings showing the omission of the over hanging roof. The revised proposal treats the additional floor as a repeat of the floor below. Enclosed is an additional section, drwg. no: PE1-002A showing the relationship between the above-mentioned proposal and Parnell house at the junction of Streatham Street and Dyott Street.

Please substitute revised drawings: PE1-001A, PE1-002A, PE1-003A, and PS1-001A for PE1-001, PE1-002, PE1-003 and PS1-001.

Yours Faithfully

Herbert Lui
Moren Greenhalgh Architects

Dexter Moren MBA MS Arch. & Urban Design B Arch RIBA
Andrew Greenhalgh, Wan Yau Bsc(Hons) Dip Arch RIBA

London

Johannesburg
Cape Town
New York



ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Application No: PS9904173R1

19th May 1999

Moren Greenhalgh,
ATTN. Andrew Greenhalgh,
24 Beaumont Mews,
London,
W1N 3LN

ACKNOWLEDGEMENT OF REVISED APPLICATION

Dear Sir/Madam,

Type of Application : Revised full planning application

78 New Oxford Street, WC1

Your REVISED application dated 07/05/1999, was received by the Council on 10/05/1999 and is being dealt with by Sue Foster on 0171 278 4444 Ext.2672. Due to the type of application the anticipated decision route is DC Sub-Committee.

The Council has a statutory obligation to deal with applications within eight weeks of receipt of revised information. You should therefore receive a decision on your application by 5th July 1999.

If you do not receive a decision by the determination date, you may appeal within six months. The appeal form is only available from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. If you decide to appeal, the Secretary of State takes over responsibility for determining your application. This is in accordance with Section 78 of the Town and Country Planning Act 1990.

Director of Environment Department

Revack1/ TPFU/APDP/OUTP/ROUP/VDC

MOREN GREENHALGH

Architects & Urban Designers

24 Beaumont Mews

London W1N 3LN

Tel: 0171 9352422

Fax: 0171 9352568

e-mail:

mg@moren-greenhalgh.demon.co.uk

web site:

www.moren-greenhalgh.demon.co.uk

Our Ref:off-oxf/990507/pla

07 May 1999

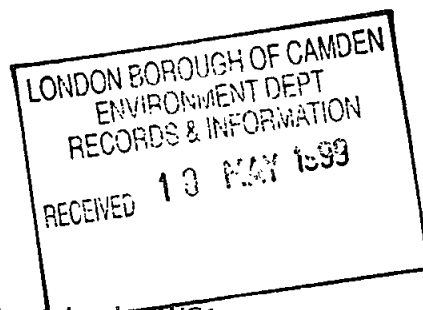
Director of Environment Department
Planning, Transport and Health Service
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

P 9904173R1

Attn: Ms Sue Foster

Dear Sir/Madam

Planning Application for Fairgate House, 78 New Oxford Street, London WC1
Application no: PS 9904173. Case File: P13/12/C



Following your conversation with Mr Andrew Greenhalgh, please find enclosed 5 sets of the revised drawings showing the omission of the over hanging roof. The revised proposal treats the additional floor as a repeat of the floor below. Enclosed is an additional section, drwg. no: PE1-002A showing the relationship between the above-mentioned proposal and Parnell house at the junction of Streatham Street and Dyott Street.

Please substitute revised drawings: **PE1-001A, PE1-002A, PE1-003A, and PS1-001A** for PE1-001, PE1-002, PE1-003 and PS1-001.

Yours Faithfully

Herbert Lui
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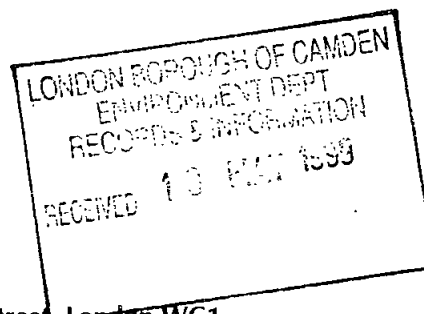
web site:

www.moren-greenhalgh.demon.co.uk

Our Ref: off-oxf/990507/pla

07 May 1999

Director of Environment Department
Planning, Transport and Health Service
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

P 9904173R1

Attn: Ms Sue Foster

Dear Sir/Madam

Planning Application for Fairgate House, 78 New Oxford Street, London WC1
Application no: PS 9904173. Case File: P13/12/C

Following your conversation with Mr Andrew Greenhalgh, please find enclosed 5 sets of the revised drawings showing the omission of the over hanging roof. The revised proposal treats the additional floor as a repeat of the floor below. Enclosed is an additional section, drwg. no: PE1-002A showing the relationship between the above-mentioned proposal and Parnell house at the junction of Streatham Street and Dyott Street.

Please substitute revised drawings: PE1-001A, PE1-002A, PE1-003A, and PS1-001A for PE1-001, PE1-002, PE1-003 and PS1-001.

Yours Faithfully

Herbert Lui
Moren Greenhalgh Architects

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Andrew Greenhalgh, Wan Yau Bsc(Hons) Dip Arch RIBA

London

Johannesburg
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Development Control
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London Borough of Camden
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Argyle Street
London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF RECEIPT OF A PLANNING APPLICATION

Address: 78 New Oxford Street, WC1

Proposal:

Erection of an additional 8th floor storey for office use.
(Plans submitted)

Application number: PS9904173

Associated number :

Case File Number : P13/12/C

Date: 25-3-99

The above Full Planning Application application has been received by the Council.

You may inspect a copy of the application and any submitted plans at the One Stop Reception, 5th floor, Town Hall Extension, Camden Town Hall between 9am and 5pm. Monday to Friday.

If you would like to submit comments on the application, please do so, in writing, within 21 days from the date of this notice. (Please quote the application number).

NOTIFICATION OF COMMITTEE DATE

If the decision is to be taken by the Development Control Sub-Committee we will tell you the date of the committee if you clearly ask us to in your letter.

Please also note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

The application is being dealt with by Sue Foster on 0171 278 4444 Ext.2672.

Director of Environment Department

NOT1letter



ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Moren Greenhalgh,
ATTN. Andrew Greenhalgh,
24 Beaumont Mews,
London,
W1N 3LN

Application No: PS9904173
Related application No:
Case File:P13/12/C

19th March 1999

ACKNOWLEDGEMENT OF APPLICATION

Dear Sir/Madam,

Type of Application : Full Planning Application

78 New Oxford Street, WC1

Your application dated 18th February 1999, together with the required fee of £570.00 (if applicable), has been received by the Council.

The application was checked and formally registered on 05/03/1999 and is being dealt with by Sue Foster on 0171 278 4444 Ext.2672. Due to the type of application the anticipated decision route is Delegated.

The Council has a statutory obligation to deal with applications within eight weeks of formal registration.

You should therefore receive a decision on your application by 30th April 1999.

If you do not receive a decision by 30th April 1999, you may appeal to the Planning Inspectorate within six months. The appeal form is only available from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. If you decide to appeal, the Secretary of State takes over responsibility for determining your application. This is in accordance with Section 78 of the Town and Country Planning Act 1990.

If a fee is paid by cheque which is subsequently returned by the bank, the application will be treated as invalid, and will not be dealt with until the fee has been paid.

Director of Environment Department

ACK1letter

MOREN GREENHALGH

Architects & Urban Designers

24 Beaumont Mews

London W1N 3LN

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web site:

www.moren-greenhalgh.demon.co.uk

Our Ref:off-oxf/990302/pla

03 March 1999

Director of Environment Department
Planning, Transport and Health Service
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

Attn: Mr E. Watson

Dear Sir

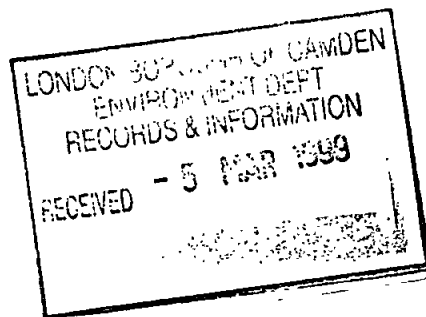
Planning Application for Fairgate House, 78 New Oxford Street. London WC1

Please find enclosed 5 copies of the existing east elevation.

I am sorry for any inconvenience caused. I trust the application should be in order now.

Yours Faithfully

Herbert Lui
Moren Greenhalgh Architects



Dexter Moren MBA MS Arch. & Urban Design B Arch RIBA
Andrew Greenhalgh, Wan Yau Bsc(Hons) Dip Arch RIBA

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New York

* 3/3 still incomplete
awaiting existing Road elevations
uploading them on. DG



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

Our ref: PS9904173

22nd February 1999

Moren Greenhalgh,
ATTN. Andrew Greenhalgh,
24 Beaumont Mews,
London,
W1N 3LN

Dear Sir(s)/Madam

Town and Country Planning Acts

Address : 78 New Oxford Street, WC1

Thank you for your application dated 18/02/1999 which was received on 19/02/1999.

Your application has been checked and found to be **incomplete** for the following reasons:

The fee for your application is £570.00. You have paid £380.00. I would therefore be grateful to receive £190.00.

ALSO:

1. Please submit 5 copies of existing elevations (north, south, east)
- * 2. 5 copies of existing 8th floor plan ✓
3. 5 copies of proposed northern elevation ✓

As requested by Mr. E. Watson Senior Planner 0171 860 5970

Your application cannot be processed until the above request has been complied with.

The Senior Administrative Officer dealing with this matter is Doreen Strutt on 0171 860 5626

Director of Environment Department

FIN1letter

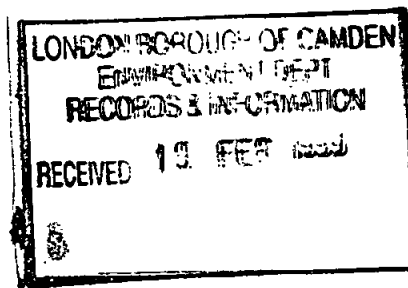
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e-mail:
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web site:
www.moren-greenhalgh.demon.co.uk

Our Ref: off-oxf/990218/pla

18 February 1999

Director of Environment Department
Planning, Transport and Health Service
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 9EQ



Attn: Mr Andrew Anderson

Dear Sir

Planning Application for Fairgate House. 78 New Oxford Street London WC1

I refer to your letter dated 30 September 1998 informing us of the acceptability of the proposal for an eighth storey addition to Fairgate House at the above mentioned address. Please find enclosed the planning application document and necessary drawings.

The proposed design consists mainly of a glazed façade attached to a curtain walled office space. The curtain walling is specified to match the existing cladding of the building. The roof is a combination of a flat and sloping roof, both in lightweight metal sheeting. The extension of the lift core will be capped with a fenestrated lead enclosure to allow views from the lobby space. The massing of the proposed space does not exceed any setback boundaries and fits within the existing party wall.

I trust this information provides sufficient description as requested in Section 5 of the planning application form.

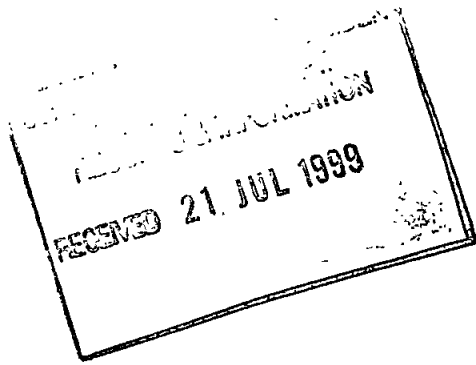
Yours Faithfully

Herbert Lui
Moren Greenhalgh

Dexter Moren MBA MS Arch. & Urban Design B Arch RIBA
Andrew Greenhalgh, Wan Yau Bsc(Hons) Dip Arch RIBA

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Johannesburg
Cape Town
New York

PS9904173 RZ



Delva Patman Associates

116 Long Acre London WC2E 9PA

Tel: 020 7240 6004 Fax: 020 7240 7658
Chartered Surveyors Design Consultants

Our Ref: RS/PB/99124

Ms S Foster
South Area Team - Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8NB

By Post & Fax - 0171 314 1975

20 July 1999

Dear Ms Foster

78 New Oxford Street, London WC1
Daylight & Sunlight Analysis

FOSS
DPB NR

Further to our recent telephone conversation, I would confirm that as shown on the drawings attached to our Report, the proposed eighth floor extension to 78 New Oxford Street would have a no worsening effect upon the daylight and sunlight to Parnell House.

As was explained on the telephone, the effect of the extension will not be discernible.

Yours sincerely ,

Richard Staig

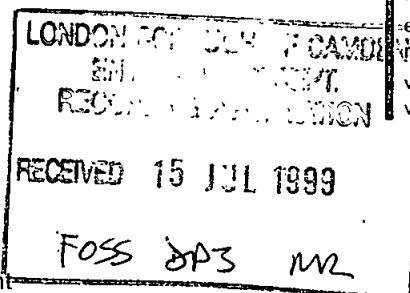
cc: A Greenhalgh Esq (Moren Greenhalgh)

Partners: Delva Patman FRICS ACI Arb
Alistair Redler BSc FRICS
Associate: Richard Staig BSc ARICS

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web site:
www.moren-greenhalgh.demon.co.uk



Our Ref:990714-off-oxf-daylite

14 July 1999

Director of Environment Department
Planning, Transport and Health Service
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 9EQ

Attn: MS Sue Foster

Dear Madam

Planning Application for Fairgate House. 78 New Oxford Street London WC1

With reference to our tele-conversation on the 14 July 99, please find enclosed 1nos. colour copy and 3 nos. B&W copies of the daylight report as requested.

Yours Faithfully

Herbert Lui
Moren Greenhalgh

Dexter Moren MBA MS Arch. & Urban Design B Arch RIBA
Andrew Greenhalgh, Wan Yau Bsc(Hons) Dip Arch RIBA

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