



15 May 2019
Delivered by email

Rachel English
Planning & Built Environment
London Borough of Camden
5 Pancras Square
London
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IDEL3000

Dear Rachel,

**PROPOSED DEVELOPMENT OF 8-10 SOUTHAMPTON ROW, 1 FISHER STREET AND 2-6 CATTON STREET:
REQUIREMENT FOR ENVIRONMENTAL IMPACT ASSESSMENT**

As recently discussed we have reviewed the requirement for the EIA in connection with the Southampton Row scheme.

In summary it is our view that the proposed development now falls outside the provisions of the Crossrail Act which triggered the original requirement for the EIA. Specifically this is because the now completed Headhouse is the building which replaced the demolished buildings – both of which were authorised by the enabling legislation. The works that led to the creation of the shaft and the Headhouse itself were supported by an EIA. The requirements of the Act have been satisfied and there is no continuing requirement for a further EIA (unless it is proposed to demolish the Headhouse at some point in the future).

Planning permission and listed building consent are now required for the alterations and extensions to the retained Southampton Row building and for the new building which will sit above and around the Headhouse. Given the site size, scale and form this scheme does not trigger any significant environmental impacts or any requirement for an EIA in its own right.

I attach an opinion from Town Legal which further substantiates our new approach. In our telephone conversation you confirmed that the Council accepts that position but require formal confirmation that the Headhouse has been built. To this end I attach the Certificate of Practical Completion. I trust that this is sufficient for you purposes.

As agreed we are now submitting our applications without a supporting EIA (as this is no longer required) but will nonetheless provide updated versions of the various impact / mitigation reports that would have formed the EIA were one to be required. In this respect the Council will be able to properly consider those reports as part of the normal planning process.

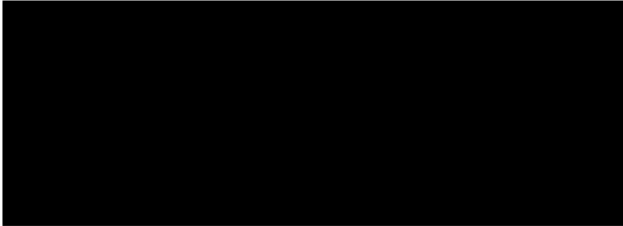
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I confirm that as the proposals fall outside the Crossrail Act and do not require an EIA in their own right there is no need for a formal Screening Request.

Yours sincerely



Michael Lowndes
Senior Director

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