

From:
Sent: 17 November 2022 16:11
To: Planning Planning
Cc: David Fowler
Subject: Re: Composite Planning Applications (Planning Applications) in respect of proposals for the development of a series of plots bounded by High Holborn, Museum Street, New Oxford Street and West Central Street including Selkirk House, Museum Street
Attachments: beaver 17 nov.docx

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Sirs

I attach a copy of a letter I have sent to the representatives of the current owners, BC Partners, raising a specific point in relation to some or all of the parcels (in West Central Street) comprised in the application referred to above.

It follows on from my supplementary letter of objection to you dated 28 April 2022.

Please treat this as an objection (in addition to and separate from my other objections) to the proposal to erect an electricity sub station where it seems to be proposed in West Central Street, so close to two residential buildings. I have not heard anything in relation to the specific points made on this subject in my letter of 28 April 2022.

Whilst writing, I note that I have not heard from you in relation to my request that you encourage BC Partners to place their model on display. If you are minded to allow BC Partners to keep the model concealed, perhaps you would be so kind as to explain your reasons and how this stance fits in with the Council's applicable policies.

There are of course a number of other outstanding points, but this seems to me the most urgent.

Regards

Peter Bloxham

Peter Bloxham

Edward Beaver Esq
Simten

By email

17 November 2022

Dear Mr Beaver

Composite Planning Applications (*Planning Applications*) in respect of proposals for the development of a series of plots bounded by High Holborn, Museum Street, New Oxford Street and West Central Street including Selkirk House, Museum Street (originally Labtech application 2021/ 2954 P)

I refer to previous exchanges with you and your predecessors and to the meeting held on 7 September. I also refer to my letters of 21 October and 1 November and look forward to hearing from you and your client (both by way of acknowledgement and substantively).

I place on record that there is now a substantial and increasing volume of serious questions raised with BC Partners (or its predecessors) and its large team of professional advisers, to which no substantive replies have yet been forthcoming. Many of the advisers were inherited from Labtech and so they will be aware of the previous submissions.

This is hardly consistent with the transparency which BC Partners professes to embrace.

I trust you will start supplying information and answers without further delay or obfuscation.

This letter focusses on your client's proposals for construction on the parcels of land in West Central Street which it owns and which Labtech chose to include in its composite planning application.

I have been asking for clarification about these proposals for a considerable period and would remind you that it is incumbent on BC Partners to provide substantive answers, without which it is difficult to make informed submissions on the ongoing application review process.

Quite apart from these general questions relating to the West Central Street parcel proposals, I raised in my letter of 28 April some questions about the three substations planned for various places within the sites encompassed within the Planning Applications. Again, I have had no answers.

I am particularly concerned by the one which appears to be planned for West Central Street, adjoining two residential buildings.

I note that BC Partners have not indicated whether they are prepared to address the specific points in my letter of 28 April.

By copy of this letter, I am submitting to Camden a specific objection (in addition to my other, broader, objections) to the erection of an electricity substation so close to residential buildings.

This is an open letter.

I look forward to hearing from you or from BC Partners without further delay on all outstanding matters.

Yours sincerely,

Peter Bloxham.