

# CONSULTATION REPORT

## relating to

### PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: **65 Holborn Viaduct, London EC1A** – an existing building on land leased by British Rail for 999 years in 1958 is to be demolished and the site redeveloped for a Hotel and Offices. This requires revisions to the 1958 lease and the grant of a supplemental lease to enable the lessee to construct additional supporting columns on land outside the demise of the 1958 lease.

We have consulted in relation to this evaluation, and summarise the results of this as follows:

Network Rail consulted in relation to this evaluation as follows:

A Pre-Application advisory note to all consultees dated 4<sup>th</sup> December 2013 – see Annex 2;

Group 1 - Consultees 1 - 16

Email Formal Application dated 5<sup>th</sup> December 2013 inviting comments by 3<sup>rd</sup> January 2014 – see Annex 3;

Group 2 – Consultees 17 - 26

Email Formal Application dated 10<sup>th</sup> January 2014 – see Annex 4

Of the 26 organisations consulted replies were received from 24 – see Annex 1. No consultee has objected to the proposed land disposal. Replies have not been received from either BTP or the City of London (which gave planning permission for the project) despite e-mail and telephone follow up.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	7 <sup>th</sup> Jan 2014	xxxx confirms no objection or comment on behalf of DFT	
2	Cross Country Trains		Y	6 <sup>th</sup> Dec 2013	No objection	
3	C2c Rail		Y	6 <sup>th</sup> Jan 2014	No objection on behalf of National Express	
3	C2c Rail		Y	7 <sup>th</sup> Jan 2014	No objection in e-mail dated 7 <sup>th</sup> January 2014.	
4	Chiltern Railways		Y	27 <sup>th</sup> Jan 2014	xxxx accepts proposal	
5	Eurostar International Ltd.		Y	5 <sup>th</sup> Dec 2013	No issue with Proposal	

## Land disposal consultation report

V 1.1

6	<b>First Great Western</b>		Y	4 <sup>th</sup> Dec 2013	No comment	
7	<b>First Capital Connect</b>		Y	6 <sup>th</sup> Jan 2014	No objection (reserving right to compensation). Conditional approval.	
8	<b>Grand Central Railway</b>		Y	10 <sup>th</sup> Jan 2014	No comment	
9	<b>London &amp; South Eastern Railway</b>		Y	27 <sup>th</sup> Jan 2014	No comments .	
10	<b>Merseyrail Electrics</b>		Y	10 <sup>th</sup> Dec 2013	No comments or objections	
11	<b>Northern Rail</b>		Y	4 <sup>th</sup> Dec 2013	No objection to pre app consultations 4/12/13	
12	<b>COLAS Freight</b>		Y	10 <sup>th</sup> Jan 2014	No comment	
13	<b>Direct Rail Services</b>		Y	23 <sup>rd</sup> Dec 2013	No objection.	
14	<b>D B Schenker</b>		Y	27 <sup>th</sup> Jan 2014	No objection	
15	<b>Captrain UK</b>		Y	24 <sup>th</sup> Jan 2014	No comment	
16	<b>Freight Transport Association</b>		Y	6 <sup>th</sup> Jan 2014	No comment	
17	<b>Freightliner</b>		Y	13 <sup>th</sup> Jan 2014	No comment	
18	<b>GB Railfreight</b>		Y	13 <sup>th</sup> Jan 2014	No comment	
19	<b>Rail Freight Group</b>		Y	10 <sup>th</sup> Jan 2014	No comment from RFG	
20	<b>W. H. Malcolm</b>		Y	10 <sup>th</sup> Jan 2014	No comment	

**Land disposal consultation report****V 1.1**

21	<b>West Coast Railway Co.</b>		Y	10 <sup>th</sup> Jan 2014	No comments	
22	<b>Association of Community Rail Partnerships</b>		Y	13 <sup>th</sup> Jan 2014	No objection	
23	<b>British Transport Police</b>		N		No Reply	Further emails and telephone calls
24	<b>London Travelwatch</b>		Y	24 <sup>th</sup> Jan 2014	No objections	
25	<b>Transport for London</b>		Y	3 <sup>rd</sup> Feb 2014	No objection	
26	<b>City of London</b>		N		No reply	Further emails and telephone calls

Copies of responses are given in Annex 1 to this report, as indicated above.

Copies of the consultation requests are given in Annexes 2, 3 and 4

Annex 1 – Stakeholder Responses

1. Department for Transport

**From:** [\["@dft.gsi.gov.uk"\]](mailto:[)  
**Sent:** 07 January 2014 07:25  
**To:**  
**Subject:** Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

Hello

Sorry for the delay, I had sent this to our Crossrail colleagues for comment and have received nothing back so from DfT I can confirm that there is no objection or comment to make.

Kind regards



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2. Cross Country Trains

**From:** [\["@crosscountrytrains.co.uk"\]](mailto:[)  
**Sent:** 06 December 2013 10:15  
**To:**  
**Subject:** FW: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

XC Trains has no objection to this proposal.

Regards

CrossCountry

Phone: Mobile: Fax:

Address: 5<sup>th</sup> Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

3. c2c Rail

**From:** [@nationalexpress.com](mailto:@nationalexpress.com)  
**Sent:** 06 January 2014 16:25  
**To:**  
**Cc:**  
**Subject:** Re: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

On behalf of National Express Group, I confirm that we have no objection to the proposed disposal

Rgds

**From:** [\[@nationalexpress.com\]](mailto:[@nationalexpress.com])  
**Sent:** 07 January 2014 13:28  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

Dear

I confirm on behalf c2c Rail Ltd that we have no objections to the proposed land disposal as detailed above.

Regards,

c2c Rail Ltd  
2<sup>nd</sup> Floor  
Cutlers Court  
London EC3A 7BR

T:

M:

#### 4. Chiltern Railways

**From:** @chilternrailways.co.uk]

**Sent:** 27 January 2014 15:09

**To:**

**Cc:** EXTL:

**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

Further to our telephone conversation earlier, I can confirm that Chiltern Railways accepts the proposal for the land disposal of 65 Holborn.

Best regards,



M :



Great Central House  
Marylebone Station  
Melcombe Place  
London  
NW1 6JJ

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#### 5. Eurostar International

**From:** [\["@eurostar.com"\]](mailto:[)

**Sent:** 05December201312:01

**To:**

**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

No issue for EIL

Thanks

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

T +44

M +44

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**6. First Great Western**

**From:** @firstgroup.com@firstgroup.com]  
**Sent:** 04 December 2013 13:33  
**To:**  
**Subject:** Re: 65 Holborn, London EC1A (Land over / at Snow Hill Tunnel)

Thank you for sight

We have no comment.

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**7. First Capital Connect**

**From:** @firstgroup.com

**Sent:** 06 January 2014 15:51

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)



Thanks for the clarification

On the basis that the works are unlikely to affect services FCC has no objection to this proposal

In any event should there be disruption we reserve our compensation rights under the TACs

Regards

Mob:

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**8. Grand Central Railway**

<p><b>From:</b> @grandcentralrail.com) <b>Sent:</b> 10 January 2014 08:46 <b>To:</b> <b>Subject:</b> RE: 65 Holborn London</p>
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Apologies

GC has no particular comment.

Regards

Grand Central Railway Company Ltd

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**9. London & South Eastern Railway**

## Land disposal consultation report

V 1.1

**From:** @southeasternrailway.co.uk]

**Sent:** 27 January 2014 14:55

**To:**

**Subject:** RE: 65 Holborn, London EC1A (Land over / at Snow Hill Tunnel)

Southeastern have no comment on this proposal

Regards

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### 10. Merseyrail Electrics

**From:** [@merseyrail.org](mailto:@merseyrail.org)

**Sent:** 10 December 2013 11:25

**To:**

**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

I can confirm that Merseyrail have no comments or objections to the above proposal.

Regards

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### 11. Northern Rail

**From:** [@northernrail.org](mailto:@northernrail.org)

**Sent:** 04 December 2013 14:19

**To:**

**Subject:** RE: 65 Holborn, London EC1A (Land over / at Snow Hill Tunnel)

Dear

Thank you for your email dated 4<sup>th</sup> December. For your records, Northern Rail Ltd have no objections to the proposal in your email.

Yours sincerely

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## 12. COLAS Freight

**From:** [\[@colasrail.co.uk\]](mailto:@colasrail.co.uk)  
**Sent:** 10 January 2014 09:07  
**To:**  
**Subject:** RE: 65 Holborn London

Hi

No Comment.

Thanks

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## 13. Direct Rail Services

**From:** [\[@drsl.co.uk\]](mailto:@drsl.co.uk)  
**Sent:** 23 December 2013 11:03  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

Direct Rail Services have no objections to the proposed land disposal re 65 Holborn.

## Land disposal consultation report

V 1.1

Regards

Tel:

Mobile:

E-mail: [j@drsl.co.uk](mailto:j@drsl.co.uk)

Direct Rail Services Limited  
Kingmoor TMD  
Etterby Road  
Carlisle CA3 9NZ

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### 14. D B Schenker

**From:** EXTL:

**Sent:** 27 January 2014 16:45

**To:**

**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

I can confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

DB Schenker Rail (UK) Ltd.  
2nd Floor, 310 Goswell Road  
London EC1V 7LW  
Tel:  
Fax:  
Mobile:

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### 15. Captrain UK

**From:** @captrain.co.uk]

**Sent:** 24 January 2014 15:10

**To:**

**Subject:** RE: 65 Holborn London

It may well be too late, and please accept my apologies for the delay, but we do not have any comments to make.

## Land disposal consultation report

V 1.1

Regards  
Captrain UK Ltd  
2nd Floor, Asra House  
1 Long Lane  
LONDON SE1 4PG

Tel: + 44  
Mobile: + 44  
Email: [@captrain.co.uk](mailto:@captrain.co.uk)

Web: [www.captrain.co.uk](http://www.captrain.co.uk)

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### 16. Freight Transport Association

<b>From:</b> <a href="mailto:@fta.co.uk">[@fta.co.uk]</a> <b>Sent:</b> 06 January 2014 17:22 <b>To:</b> <b>Subject:</b> RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)
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Apologies , but FTA has no direct comment to make on this.

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### Freight Transport Association

Direct Line:  
Mobile:  
Fax:

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### 17. Freightliner

## Land disposal consultation report

V 1.1

**From:** @Freightliner.co.uk]

**Sent:** 13 January 2014 11:41

**To:**

**Subject:** RE: 65 Holborn - proposed disposal

Hi

Freightliner has no comments to make on this proposal

Regards

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## 18. GB Railfreight

**From:** @gbrailfreight.com]

**Sent:** 13 January 2014 10:46

**To:**

**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

I can confirm that GB Railfreight Ltd has no objection to the proposed land disposal at 65 Holborn Viaduct, London as detailed in your email and attachments of 10/01/14.

Regards

GBRf

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## 19. Rail Freight Group

**From:** @rfg.org.uk]

**Sent:** 10 January 2014 17:56

**To:**

**Subject:** Re: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

## Land disposal consultation report

ok with RFG,

Rail Freight Group

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V 1.1

### 20. W. H. Malcolm

**From:** @whm.co.uk]

**Sent:** 10 January 2014 17:00

**To:**

**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

I can't open any of the attachments with the e-mail you just sent – including the word document.

You provided sufficient information on 4<sup>th</sup> December (I can open those attachments) to enable me to confirm WH Malcolm has no objections to the proposal.



Email: [@whm.co.uk](mailto:@whm.co.uk)

Tel: + 44 (0)

Mobile: + 44 (0)

[Please consider the environment before printing this email](#)

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### 21. West Coast railway Company

**From:** @aol.com]

**Sent:** 10 January 2014 19:57

**To:**

**Subject:** Re: FW: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land...

no comments

T  
M  
E [@aol.com](mailto:@aol.com)

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## 22. Association of Community Rail Partnerships

**From:** @btconnect.com]  
**Sent:** 13 January 2014 12:27  
**To:**  
**Subject:** Re: 65 Holborn - proposed disposal

Thank you for your email. ACoRP have no objection to this disposal.

ACoRP

Sent from my iPhone

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## 23. British Transport Police

**No response**

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## 24. London Travelwatch

**From:** @londontravelwatch.org.uk]  
**Sent:** 24 January 2014 15:51  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

Dear



## Land disposal consultation report

V 1.1

London TravelWatch has no objection to this proposal.

Kind regards

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### 25. Transport for London

**From:** @tfl.gov.uk]

**Sent:** 03 February 2014 09:37

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

Network Rail are already in discussions with London Underground regarding this proposal, to ensure there is no adverse impact on LU infrastructure below. Provided this liaison continues, TfL has no objection to this proposed property disposal.

Regards,

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### 26. City of London Corporation

**No response**

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**Annex 2 – Pre Application advisory note dated 4<sup>th</sup> December 2013**

**From:** @networkrail.co.uk  
**Sent:** 04 December 2013 13:31  
**To:**  
**Cc:**  
**Subject:** 65 Holborn, London EC1A (Land over / at Snow Hill Tunnel)

All,

I wanted to give you all this advance notice of an application we are about to make for a LC7 approval to **vary** the terms of an existing 999 lease granted in 1958 to enable the tenant to re-develop its site above part of the Snow Hill tunnel in London. As part of the arrangements we have been asked to grant a new Supplemental Lease to enable the tenant to construct 8 new supporting piles in the tunnel itself.

These arrangements are classed as a disposal of land for which a LC7 consent is required.

First Capital Connect (Thameslink Service) is the principal passenger operator that uses the tunnel.

The works will be carried out under the close supervision of the Route Engineer and the Tenant will enter into an Asset Protection Agreement. The works are planned to be carried out at times or in ways to avoid any disruption to the operational railway and using available possessions.

I attach two plans. **Plan A** shows the land owned by Network Rail – it is located just to the North of the City Thameslink station and is bounded by Snow Hill and Holborn Viaduct and is essentially land over / at part of the Snow Hill tunnel. The existing buildings straddle both the tunnel and adjacent land not owned by Network Rail. The **Isometric View** shows the additional 8 new piles that the tenant wishes to construct to support its proposed new development.

If any person to whom I have written this e-mail would like further information about this proposed disposal and in particular about the works methodology, could they please contact me in the first instance on either @networkrail.co.uk or by telephone on.

Many thanks

Annex 3 – Formal Consultation email dated 5<sup>th</sup> December 2013

**From:** @networkrail.co.uk  
**Sent:** 05 December 2013 11:50  
**To:**  
**Cc:**  
**Subject:** Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

Dear Consultee,

Property: 65 Holborn, London EC1A

Earlier this week we sent out an “advance notification” about this proposal. Thank you to those of you who have already returned a comment. If that comment effectively amounts to a “no objection” to the proposal then you need take no further action. What follows in the remainder of this e-mail comprises our invitation to the remainder of you to return a comment as part of the formal land disposal process.

We now seek to consult you as regards your views, on our proposed disposal by way of Lease (part variation to *existing* 999 year lease granted in 1958 and part grant of new supplemental lease of land to accommodate eight new piles) to facilitate re-development of existing buildings.

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR’s general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR’s decision.

We request your comments, please, by 3<sup>rd</sup> January 2014 (including any “no comment” response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to xxxx (tel ). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

Annex 4 – Formal Consultation to Group 2 consultees - e-mail dated 10<sup>th</sup> January 2014

**From:** @networkrail.co.uk

**Sent:** 10 January 2014 16:48

**To:**

**Subject:** FW: Consultation on proposed land disposal: 65 Holborn, London EC1A (Land above part of the Snow Hill tunnel)

All,

You may recall I wrote to you on 4<sup>th</sup> December 2013 to advise you about this proposed disposal. I then wrote on 5<sup>th</sup> December with my formal notification and invited replies by 3<sup>rd</sup> January 2014 **but** I have realised that all the people to whom I am addressing this e-mail were **omitted** from that e-mail.

I can only offer my apologies for this – clumsy fingers and IT!

Accordingly, I am resending the original email and enclosures and request you to let me have your comments by 7<sup>th</sup> February 2014 although, in the circumstances, a quicker response would be appreciated.

