

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2311/P	K.Wright	21/06/2024 13:56:30	COMMNT	<p>This application makes no reference to the basement business - a registered 'at risk' community venue - which has use of the fire exit route described from their venue. This area has been prone to criminal activity caused by access via the communal route serving the flats from above and via the insecure street level fire exit. The Phoenix theatre recently issued the CIC venue with a solicitors letter stating that they had no right to use the route for anything other than emergency use or servicing of air conditioning units located in this area (but not referred to in this application). Any other use would be considered an act of 'trespass' by the Phoenix Theatre. It is therefore not an area suitable for public access and the location of same would cause serious risk of compromising the fire exit route. There has been no consultation or notification of this work given to residents or business users. The proposed work aligned with this originally (penthouse flats) has not been acted upon and the building fabric and frame seriously deteriorated since 2018. The community space venue offers its staff a subsided cycle to work scheme and has to allow staff to store cycles on their premises. Nothing has ever been offered by this landlord to support any cycle schemes previously.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2311/P	I Morley	21/06/2024 17:57:39	OBJ	<p>I object to this application.</p> <p>I own one of the 25 flats in Phoenix House. The idea that bikes should be stored near the bottom of the fire escape steps and for our fire escape door to be used to bring bikes in and out of the building is unacceptable. Bikes and fire escapes do not mix. What if the three wall mounts are all taken? The area in question is extremely tight (which is why bikes would have to be wall mounted) and there is a high risk that excess bikes will be left on the fire escape steps/landing or in front of the fire exit. This fire escape route serves five floors, each with five flats on each floor. We cannot risk the safety of residents.</p> <p>If access codes for the street-facing side of the fire door on Charing Cross Road are given to residents of Phoenix House, then it is highly likely that residents will start to use this entrance as a shortcut. Has the Phoenix Theatre agreed to this?</p> <p>This whole penthouse project should never have been approved. The 25 lessees in Phoenix House have been left completely in the dark about what is going on. There is absolutely zero communication. In 2016 lessees were told that our lovely antique lift needed to be replaced, despite it never breaking down, and were charged over £100,000. We then found out by word of mouth that the landlord was seeking planning permission to build a sixth-floor penthouse and needed a new lift fitted so it could be extended to his new sixth floor. The lift was removed and we were then left with no lift for two years whilst the landlord awaited planning permission. We were fobbed off with various stories about why the replacement couldn't be fitted. It was finally replaced in 2018 and extended to the sixth floor.</p> <p>The lift extension is housed on the roof in a temporary wooden structure covered with asphalt. It has sat there since 2018 and is falling apart and is badly leaking with water pouring through the roof onto the stairwell below. This has been going on for over a year. Our ceiling is covered in mould; the carpets are water-damaged and water pours through the light fitting. Numerous roofers have been sent to try to fix it, but it still leaks. Despite our objections, the landlord has charged all the costs associated with this to the lessee's management fund.</p> <p>Planning permission was granted in 2018 for this penthouse project but nothing has happened. For the freeholder to say that work has already commenced is not true. NOTHING about this project has ever been communicated or discussed with lessees; we always have to find out by word of mouth.</p> <p>For 25 flats to have to put up with years of disruption and scaffolding and sheeting put up in front of our windows is totally unacceptable. No one wants this project apart from the two landlords.</p> <p>Phoenix House is nearly 100 years old and could well do without two extra floors stuck on top. I am apprehensive about whether the building will stand up to the building works as some of the brickwork is already crumbling.</p> <p>I am shocked that this project was ever approved. The interests of two individuals have been put before the interests of everyone else. The permission expired in 2020; nothing has ever happened and I ask that Camden urgently reconsider allowing this project to go ahead.</p>