

<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	Mrs Joanna Wood OWNERS

<b>Received:</b>	<b>Comment:</b>
03/09/2013 14:55:39	OBJ

**Response:****\*\* URGENT \*\***

Separate email sent to BEN LE MARE.

We strongly object to this development and a detailed email account of our objections have been sent [planning@camden.gov.uk](mailto:planning@camden.gov.uk) today at 5pm, as your comment box is insufficient.

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2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	Mr James Baker

<b>Received:</b>	<b>Comment:</b>
02/09/2013 18:04:30	COMMNT

**Response:**

Dear Sir/Madam

Regarding the proposed development for 114 to 118 Southampton Row, I would like to register the following objections:

The fa&#231;ade of the proposed structure will be entirely out of keeping with the neighbouring blocks, which are detailed architecturally, and Victorian in appearance. These buildings will certainly not be enhanced by a “Green Wall,” and a block of reddish steel shoved in between them.

There will be a detrimental effect on the light to many of the flats in the block, which will affect the desirability of the block as a whole. The light in the stairwells will also be affected. As a sufferer of Multiple Sclerosis I already have difficulty descending the stairs, and to do so in semi-darkness will cause me considerable problem when (as often happens) the lift is out of action. There are also elderly residents in the block who will face the same issues.

The situation with fire exits in Russell Square Mansions is already far from ideal, with escape only possible via the roof or via the basement un the event of a serious fire. The proposed development will limit these options still further, and present an unacceptable risk to the residents.

Your Sincerely

James Baker  
11 Russell Square Mansions  
122-124 Southampton Row  
WC1B 5AE

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2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	Mr James Baker

<b>Received:</b>	<b>Comment:</b>
02/09/2013 18:04:31	COMMNT

**Response:**

Dear Sir/Madam

Regarding the proposed development for 114 to 118 Southampton Row, I would like to register the following objections:

The fa&#231;ade of the proposed structure will be entirely out of keeping with the neighbouring blocks, which are detailed architecturally, and Victorian in appearance. These buildings will certainly not be enhanced by a “Green Wall,” and a block of reddish steel shoved in between them.

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Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	Ms Judy A Hawes October Gallery Trust	04/09/2013 09:35:18	SUPPRT

**Response:**

This project will be of benefit to the community and to the borough of Camden with its usage of ecological materials, its health and wellness facility and its greenhouse. It will serve as a demonstration to city planners and architects in the creation of a beautiful space in a world city.

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2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	Mr Michael N Urmston

<b>Received:</b>	<b>Comment:</b>
02/09/2013 18:18:49	OBJ

**Response:**

I wish to object to this application on the following counts:

- 1.The building of a further 2 floors will severely block light for a number of the flats in Russell Sq Mansions, 122 Southampton Row. The rooms affected are principally living rooms.
- 2.The proposal to instal a new uncovered staircase alongside the flat roof is a significant security issue and impacts the privacy of a number of the flats.
- 3.The change of use of the 4th floor and the new 5th floor to residential will again impact the privacy of a number of the residents.
- 4.The new kitchen at the rear on the 2nd floor will vent into the well at the back of property causing smell and inconvenience to the residents. Also, a new generator is proposed at the 3rd floor level and this will lead to further noise and fumes.

We hope you will take this into consideration. Thank you

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2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	Mr James Baker

<b>Received:</b>	<b>Comment:</b>
02/09/2013 18:04:30	COMMNT

**Response:**

Dear Sir/Madam

Regarding the proposed development for 114 to 118 Southampton Row, I would like to register the following objections:

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There will be a detrimental effect on the light to many of the flats in the block, which will affect the desirability of the block as a whole. The light in the stairwells will also be affected. As a sufferer of Multiple Sclerosis I already have difficulty descending the stairs, and to do so in semi-darkness will cause me considerable problem when (as often happens) the lift is out of action. There are also elderly residents in the block who will face the same issues.

The situation with fire exits in Russell Square Mansions is already far from ideal, with escape only possible via the roof or via the basement un the event of a serious fire. The proposed development will limit these options still further, and present an unacceptable risk to the residents.

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Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	Mr Graeme Galton	03/09/2013 20:21:59	OBJ

**Response:**

As residents of the immediately adjacent property, we have serious concerns about the adverse impact of the proposals. We live on the first floor immediately adjacent to the property and the changes at the rear of the building would create significant noise and privacy issues for us.

1. The new plant area on the third floor on the rear extension, including a generator and potentially other plant such as air conditioning, would create noise and fumes.
  2. The new lift at the basement, ground and first floor levels in the current courtyard would create noise issues for us, both in terms of the machinery and people using it.
  3. The new kitchen at the rear on the second floor would vent into the well at the back of the properties, creating noise and fumes.
  4. The new uncovered staircase running adjacent to the flat roof between our property (flat 2) and flat 14 would create a very serious security issue for us and impact on our privacy because we would be immediately overlooked into our kitchen/diner and bedroom.
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2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	Mr Jeff Claxton

<b>Received:</b>	<b>Comment:</b>
02/09/2013 20:17:44	OBJ

**Response:**

I wish to object to this application for a host of reasons

The daylight and sunlight survey that has been submitted seems to be disingenuous in the extreme. It presents itself as a balanced document but fundamentally fails to address the issues with the blocking of light to Russell Square Mansions. It is clearly not an independent report but a case of he who pays the piper calls the tune.

The application proposes an uncovered plant area at third floor level which would be a significant noise and pollution issue

The application proposes a new external lift which will pose a noise issue

It proposes a new staircase which will pose a security issue

It proposes raising the height of the building to be in line with Russell Square Mansions - I would argue that it should stay in line with Ormonde Mansions

It proposes 'green' walls which gives sustainability concerns

The change of use to residential with new rear balconies which will provide a privacy issue

It proposes a large new kitchen which will vent into an area with low air movement, which will cause a problem with smells.

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2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	SUZANNA WOODS	04/09/2013 16:18:24	OBJ

**Response:**

LIGHT-The extra floors will totally block light coming into my kitchen and living room—my principal living areas. They are light and sunny, even in winter, extra floors will destroy this. You argue they will make the building height consistent with that of our frontage. I'd argue the height should remain consistent with that of Ormonde Mansions

SECURITY—New uncovered staircase to run alongside flat roof btn flats 2 and 14 is a massive security risk in an area with already high crime levels.

PRIVACY—staircase will make us much more overlooked as will the change of use of the 4th and (new) 5th & 6th floors to residential. Any argument that as we're already overlooked there is no change is nonsense: the previous offices were used in the daytime only and thus far less intrusive than flats and event spaces with much broader operating hours and far more people

NOISE/FUMES—the new kitchen will vent into the well at the back of the properties- inconsiderate in the extreme. Generator will cause intolerable noise and fumes ("green" techniques will not noticeably reduce this). What other machinery will you install here? Noisy A/C? New lift at basement, ground and first floor levels will cause yet more noise issues from the machinery and people using it as will the general increased footfall

"GREEN" WALLS—How will these be managed? These things need constant attention or they become hazards to public health and safety and the environment. What happens when the building's sold on?

FUTURE USE—A precedent will have been set. Future owners get a structure already in place, thus much easier to do what they want regardless of local objections. A historic London residential area and quality of life is being destroyed for short term business and buildings out of character with the area. There are much more suitable spaces for such a project = esp if the managers are really serious about a responsible long term concern.

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