

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0669/P	Mr Keiron Thomas Nicol	Flat 63 Highstone Mansions 84 Camden Rd London NW1 9DY	23/03/2015 19:33:54	OBJEMPER	Dear Sirs, I would like to object to the proposed alterations to the façade of 193 Royal College St/ 10 Lyme Terrace NW1 0SN and its subsequent change of use. At present the property is commercial and given the fact that we are in a conservation area and the premises are in a predominantly commercial parade. I do feel that the loss of another commercial unit being given over to facilitate the expansion of what is already an already a large 3 bedroom dwelling would not enhance the area or help with Camden's housing shortage. Especially as I am aware of a similar application at 88 and 90 Camden Rd which are within the same triangular block of properties bounded by Lyme Terrace, Royal College St and Camden Rd. This Application was emphatically refused for similar reasons to the ones I have laid out in this objection.
2015/0669/P	Mr Keiron Thomas Nicol	Flat 63 Highstone Mansions 84 Camden Rd London NW1 9DY	23/03/2015 19:34:17	OBJEMPER	

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2015/0669/P	Tiffany Nicholson	10B Lyme Terrace London NW1 0SN	24/03/2015 16:50:54	OBJLETTE R	<p>To whom it may concern, I would like to strenuously object to the plans submitted to develop the basement and ground floor of 10 Lyme Terrace London NW1 0SN.</p> <p>My name is Tiffany Nicholson. I am the owner/ occupier of the first floor of 10 Lyme Terrace London NW1 0SN.</p> <p>Originally I had planned to support my downstairs neighbour with his plan to convert the former sauna, from commercial to residential and to amalgamate the ground and basement levels into one flat. Upon viewing the plans submitted I had a nasty shock and find myself having to object strongly to the layout of the proposed floor plans submitted.</p> <p>The proposed floor plans show the area on the ground floor that is currently the common parts or foyer, providing access and storage for the 1st and 2nd floor flats, has been almost completely removed, leaving only 1.3m square of floor space. Going from approx 9.25m² to 1.3m². That's the removal of 86% of our common parts!</p> <p>These proposed plans would leave us with only just enough room for our front door to open inwards and for us to step up on to the stairs going up to our flats. We would not have enough room to stand on the floor level while shutting the door. We would have to step up onto the stairs in order to close the door, as there would only be enough room for the arc of the door, and not a person too! The drawings submitted do not give a very accurate representation of this problem as the door is shown as smaller than it is and the space to the right of the door as larger. The accurate measurements are; 85cm Door width 90cm Stair width 30cm Space to the right of the door. The floor space left according to the proposed plans would measure 1.25m from the stairs to the wall on the right and 1.04m from the door to the proposed new wall to the rear. A total of 1.3 square metres. Has the architect even considered the ergonomic / practicalities of the doors closing. (Not to mention the detriment to the aesthetics of the space and light).</p> <p>This foyer area is used by both the 1st and 2nd floor flats to store our bicycles, our rubbish bins, recycling and the ladder required to access our electricity meters.</p> <p>Mr Debeehi, the owner of the 2nd floor and I both have bicycles that we store in the common foyer and use frequently. Due to the strange semicircular nature of our stairs, it would be very difficult to get our bicycles up and down the stairs to our 1st and 2nd floor flats, even if we could get them through the tiny entrance left on the proposed plans. I briefly left my bicycle chained to the railings opposite our front door recently, only to find on my return my bicycles seat had been stolen. A common occurrence in Camden. I was lucky it was only the seat! So keeping our bicycles chained up outside would be impractical too.</p> <p>In case you are unfamiliar with Lyme Terrace, it is a narrow, stone flagged, pedestrian pathway that</p>

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runs along the canal, above the tow path, between Royal College Street and Camden Road. The 7 houses of Lyme Terrace on one side, wrought iron railings with the tow path below on the other.

Our front door opens directly onto the narrowest part of Lyme terrace where the terrace is only just 1m wide. We do not even have a door step. Neither of our flats have access to any outside space whatsoever. The only place we have to store rubbish and recycling is in our communal foyer.

The main fuse/switch boxes and meters for the electricity supplies to all 4 floors and the common parts, are situated in a box in our common foyer, above the front door, and a large ladder is required to access them. We need to access them frequently to read the meters and to flip the switches back whenever a fuse is tripped. With the proposed floor plans reducing the floor area of the foyer to an area of 1.3 square metres, where would we store the ladder???? and how would we even use it, as it requires almost 2 metres of space to be opened and accessed???? Again, has the architect taken these practicalities into consideration???

Neither Mr Debeehi nor I were notified or consulted, about these proposed alterations to our common parts, prior to the planning application being submitted. I only discovered what was being proposed when I received the "Planning application consultation" letter from Camden Planning Dept and being mildly curious about how they planned to incorporate the two levels, I went online to look at the proposed plans. It had never occurred to me that there would be any alterations included that would affect my home. The removal of our 86% of our common foyer was a shock. I'm still not sure if it is legal for them to remove the common parts without our consent????

The owner of the ground floor/ basement could easily design a different layout that does not include our commons parts. He plans to use the whole of the ground floor as a huge kitchen/living area which is already more than big enough for a 2 bedroom flat, without the addition of the common space. Confiscating our foyer to add to the hugeness of that space is both unnecessary and unethical.

Please do not approve these plans.

I ask that you take into consideration all the ways these alterations would detrimentally effect to functioning of our homes.

Thank you,
Tiffany Nicholson.
