

Our ref.: JT/mzm/RUSS/NCP

29 July 2015

Attn of Tania Skelli-Yaoz
Development Management
Camden Town Hall
Judd Street
London
WC1H 9JE

hmlhathaways
Property & Estate Management

1st Floor
Prospect House
2 Athenaeum Road
Whetstone
London N20 9AE

Dear Sirs

2015/2811
Woburn Place Car Park, Woburn Place, London WC1

I am writing in connection with the planning application made to Camden in respect of the Change of Use of the NCP car park.

- The freeholding company is composed entirely of the lessees of Russell Court, and in the main the lessees are in residence at Russell Court. The residents therefore being the Freeholders (the Landlords) of Russell Court, which includes the basement car park are otherwise known as Russell Court (Bloomsbury) Management Limited and we HML Hathaways are their appointed managing agents.
- NCP hold the car park on a lease from the Freeholders.
- There are restrictions and covenants in the lease and NCP have not made an application to the landlords nor obtained any consent/agreement to any change of use.

The Residents of Russell Court and therefore Russell Court (Bloomsbury) Management Limited have considered the information in the planning application and would like the planning officer to take into account and consider the following matters that our clients consider are relevant to the application:-

- 1 There do not appear to be facilities for disabled parking within the application.
- 2 Currently the car park provides much valued parking for 'service' vehicles, such as plumbers, electricians etc. who are serving the locality and the withdrawal of this facility will be detrimental to the local neighbourhood.
- 3 Russell Court (Bloomsbury) Management Limited in their capacity as the landlords, have the concerns of the 501 flats at Russell Court, situated above the car park, especially Health & Safety matters which must be addressed, but to date these matters have not been raised or any contact made. These include but are not limited to;

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✉ info@hmlhathaways.com
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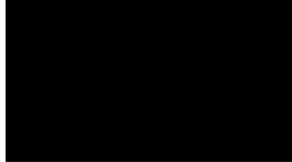


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- a. Noise pollution from loading and unloading of vehicles and storage units, and alarm management.
 - b. Unfettered access for the Landlords to maintain amenity to the residents provided by building services, disposal systems and inspection points.
- 4 For the above reasons the Landlords, and therefore the Residents of Russell Court are of the opinion that consent should not be given to this change of use.

Yours faithfully



**John Thwaites MIRPM AssocRICS
Head of Block Management
IIML HATHAWAYS LTD**

For & on behalf of
RUSSELL COURT (BLOOMSBURY) MGT LTD