

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5398/P	Paul corley	Flat 16 10 Red Lion Square London WC1R 4QG	03/11/2015 10:45:37	COMMEMP ER	<p>I am a Director of 10 Red Lion Square Management Ltd which owns a 999 year Head Lease on the land and buildings of our apartment Block at 10 Red Lion Square, London WC1R resident in Flat 16 The Head Lease given on 14 September 1999 includes the 'basement area' described in this planning application and on which the applicants are proposing to erect cycle stands. The applicants are not the leaseholders of this land therefore they do not have the right to use this land for cycle storage for Eagle House or for any other storage purposes. This area is also a fire escape for our block and for the basement and ground floor wine bar next door and the cycle stands proposed would seriously compromise safety in the event of fire.</p> <p>My co director Richard Follows is discussing this with the architect but this is a formal objection to the planning application for cycle racks on the basis that the applicant has no legal right to use this land for the purpose stated.</p> <p>We also object to the provision of access gates on the rear passage between 10 Red Lion Square and Eagle St passage which the applicant says will 'be accessible to occupants of the ground floor retail units'. There is no mention of access for 10 Red Lion Square (or for the Square Pig wine bar which also has access for refuse bins) having access through these gates. However we have a legal right of way confirmed in our lease along the rear passage and into Eagle street for the purposes of refuse disposal, siting of our refuse bins and so that the local authority can remove our refuse. The right of way also gives us vehicular access to our building and access for any building works that may be required on our building. The applicant has not discussed any of this with us and we therefore object to the provision of these gates as described in the application.</p>
2015/5398/P	Richard Follows	Flat 12 10 Red Lion Square London WC1R 4QG	03/11/2015 10:50:43	COMMNT	<p>The proposed planning application includes provision of a cycle storage facility at basement level which the 10 Red Lion Square Management Company (of which I am Director) believe is actually included as part of our Head Lease for Proctor House Limited, which was transferred from Berkley Homes in 2003. Although Eagle Capital Limited may own the freehold, we do not believe they have taken account of the fact that this area of land is included in our lease. We also have concerns concerning the right of access to the rear of our building which is also included in our lease and which is not mentioned in the plans.</p>