

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3342/P	Lucy Clapp	Lucy Clapp Upper Fleet 7 - 11 Upper Woburn Place WC1H 0JW	21/07/2016 10:14:51	OBJ	<p>The upper floors of this property currently provided critical office space for small businesses. Many of the businesses have been in the area long term. There is a severe lack of this type of office space in the Euston and Bloomsbury areas. A change of use to residential will result in a loss of vital employment in the area and importantly undermine the mix of the types of businesses operating in Bloomsbury.</p> <p>Woburn Walk has always been a mixed used environment, predominately office , retail, hotel and a small number of residential flats at the east end of walk . The proposed residential units will undermine this balance and impact the rights and trading of businesses in the immediate area. Office, Hotel and retail must remain predominate in-line with Camden's own planning guidelines.</p> <p>Residential conversion of this Grade II* listed building in highly inappropriate and ill considered. The neighbouring Ambassador Hotel, has a huge amount of plant on the north side of the proposed office conversion , which will clearly be a massive noise issue with any residential conversion. Similarly, the restaurant opposite has an outdoor terrace, which will also become a conflict for any office to residential conversion. The small businesses on Woburn Walk will be impacted by a loss of customers for the exiting businesses.</p>

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2016/3342/P	Dr Richard Andrews and Dr Jasmin Singh	9A Woburn Walk London WC1H 0JJ	15/07/2016 12:45:40	OBJ	<p>We write to object to application ref: 2016/3342/P. Our objections are based on the impact of this new proposal on the basis of both 1) loss of privacy and 2) noise from new use of building.</p> <p>We are the freehold owner of both 9 and 9A Woburn Walk (this includes a 'flying freehold' which at basement level extends beneath the ground floor of 7 Woburn Walk). 9 Woburn Walk (ground floor and basement) is currently let as an office. We live on the 1st, 2nd and 3rd floors (9A Woburn Walk). We therefore share a party wall on all 5 levels with number 7 Woburn Walk.</p> <p>1) Loss of privacy – the new proposal includes a balcony at the rear of the property on the 2nd and 3rd floor. No balcony currently exists. Construction of a balcony off the hallway at the rear of the property, on either the 2nd or 3rd floor, would provide an unrestricted direct view into our property on the 1st floor level (through floor-to-ceiling glass sliding doors) and also onto our adjacent external terrace. No direct view into our property or external terrace from 1-7 Woburn Walk currently exists and the construction of a balcony on either level would represent an unacceptable loss of privacy. We therefore object unreservedly to a balcony at the rear of the property on both the 2nd and 3rd floor.</p> <p>2) Noise from new use - Our living accommodation at 9A Woburn Walk is arranged vertically, as the properties were originally intended, with lounge/kitchen/dining room on the 1st floor, and bedrooms on the 2nd and 3rd floors. This was stipulated by both the planning and listed building departments of Camden Council when we restored our property in 2006/2007. Currently 1-7 Woburn is let as an office and is unoccupied outside the hours 9am-5pm Monday to Friday. This was in fact one of the reasons we bought our own property. The new proposal for 1-7 Woburn Walk, changes the use from office to horizontally arranged living accommodation that will be used throughout the day and night. The layout of any new proposal to 1-7 Woburn Walk must respect the layout of our property to prohibit/limit new noise intrusion on every level. On the 2nd floor, the new proposal has a lounge and kitchen, the noisiest rooms of any house, directly against our bedroom (party) wall. The Grade II* listed property is old with limited or no sound insulation. Noise from the living room and kitchen (TV/radio/washing machine/dishwasher etc) will be transmitted into our bedroom and prevent us from sleeping. We insist that the layout on the 2nd floor must be revised to prevent this, with the space currently designated as living room and kitchen being restricted to a bedroom and bathroom (as per the 3rd floor plans) and having the kitchen and lounge where the bedroom and bathroom is currently located on this new application. We therefore object unreservedly to the current proposed layout of the 2nd floor. Such a change would not seem difficult looking at the submitted plans. We are the only residential property with adjoining walls to 1-7 Woburn Walk (over 3 floors). If such a change is not possible, it must be stipulated that sound-proofing be installed on all party walls to our own property to mitigate the impact of the predictable increase in noise resulting from this change of use.</p> <p>The potentially significant impact of this development on ourselves, the predominant individuals who will be affected, is such that we request being given advanced notice of all meetings and hearings that relate to this application in order that we may be represented in person. We request a site visit to enable an understanding of our objections before the application is decided.</p>