


Ivor Revere
Apartment 12
20-26 Lambs Conduit Street
London WC1N 3LE

Email :- 

The Planning Department
London Borough of Camden
2nd Floor
5 Pancrass Square
c/o Town Hall
[Judge Street](#)
[London](#)
[WC1H 9JE](#)
2016

5th December

Dear Sir,

Re: Basement Carpark, 20/26 Lambs Conduit Street, London, WC1N 3LE
Planning Application relating to Change of use of existing basement carpark to flexible B1/B8/D1/Gym (D2)/Veterinary Clinic (Sui Generis) Use

I am resident at flat 12, [20-26 Lambs Conduit St WC1N 3LE](#) , and strongly object to a proposed change of use at Basement Car Park [20-26 Lambs Conduit St WC1N 3LE](#) for the following reasons :-

- 1 Under the original planning permissions for [20-26 Lambs Conduit St WC1N 3LE](#) planning application number. P9601185R1 dated 20/08/1996 the permission for conversion of the office building into 15 flats was conditional on 'ancillary' parking being available to the

leaseholders of the 15 flats, 7 car park spaces are provided on the ground floor, currently owned and used by the residents, and 8 spaces in the basement were reserved under the basement sub lease exclusively for flat leaseholders use.

Condition no.3 of the granting of that permission states

"The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building."Therefore any change of use from car parking materially affects the leaseholder interests of the 15 flat dwellers and would clearly be in breach of that condition.

- 2 The terms of the sublease for the basement car park clearly states the use for car parking. Also the tenant of the basement car park must abide by the planning conditions
- 3 Removal of 8 car parking spaces will put excessive pressure on on-street parking and reduce available spaces, especially as the Metropolitan Police continuously require parking for their Holborn station in Lambs Conduit St.
- 4 Any use other than car parking would generate intolerable noise and nuisance to residents and such noise nuisance would be amplified by the light well/ ventilation space that extends into the basement
- 5 Emergency/Fire escape/maintenance access is required at all times through the basement.

This proposed change of use is not suitable for a residential building of this size and nature in a relatively congested street within central London. We would therefore ask that the permission being sought by the applicant is refused.

Yours faithfully

Ivor Revere

Flat 12

[20-26 Lambs Conduit St](#) WC1 N 3LE

