



Our Ref: AG/om

2nd December 2016

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Dear Sirs

**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**

We write on behalf of our client 20/26 Lambs Conduit Street Management Company Limited who are the freehold owners of the above property. We are their retained property advisors and managing agents.

My client's board of directors have contacted me to seek our advice and assistance in connection to this application and requesting that we object to consent being granted on their behalf.

At present the basement is held by way of a long leasehold interest with a permitted use of car parking ancillary to the flats above. In addition the lease does not allow the tenant to use the space for anything other than car parking and storage and whilst we appreciate this is not a planning matter, it is pertinent to the case from my clients perspective because they do have very real concerns about the basement being used for anything other than its intended and original use.

In the past my client has had to take legal action against a former tenant who was using the premises for an unauthorised use both in terms of the lease and also in terms of the existing planning consent.

During this period there was significant disruption at the property with a high volume of people coming and going from the basement via the single access door on to Richbell Place and the vehicle ramp which crosses the adjoining at 5 Richbell Place. We believe that this access and access to the building is wholly unsuitable for any use other than car parking or storage ancillary to the flats above as the ramp to the rear is really only designed for the access of vehicles and the side pedestrian door acts only as an emergency escape route given there is a lift serving basement to 4th floor which is used solely by the residents.

We also believe that the premises are incapable of providing a commercial work environment given the lack of natural daylight and the inability to improve this significantly. We therefore believe this would not provide a suitable work environment.

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A member of



Farebrother: Alistair Subba Row (Senior Partner), Julia Ford BSc MRICS, Malcolm Braulley BSc MRICS, Charles Thompson BSc (Hons) SOP,

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Associates: James Frost MA MRICS, Nick Wilson BSc (Hons) MRICS,

Regulated by RICS



My client is also concerned in the increase in pedestrian traffic and noise to the residential flats above if a change of use were to be permitted.

They believe that the proposed change of use is wholly inappropriate for a building of this size and nature in what is already a relatively congested street within London. We would therefore ask that the consent being sought by the applicant is refused based on the above.

Yours faithfully



ANDREW GLOVER BSc (Hons) MRICS



05-December-2016

Dear Sir / Madam,

I write concerning:

PROPOSED DEVELOPMENT AT: BASEMENT CAR PARK, 20-26 LAMB'S 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)

As an owner of a car parking space on part of the land which is subject to this application I wish to make the following objections:

1. The removal of 8 car parking spaces will create additional congestion for on-street parking in the area. Holborn Police station (next door) continually require parking for their vehicles on Lambs Conduit st.
2. The security of the flats could be compromised given access via the lift.
3. The entrance via Richbelle place is narrow and wholly inappropriate for commercial use.
4. Emergency/fire escape access takes place through the parking area provided.
5. Ventilation systems run into the basement. The use of the premises for commercial purposes will cause undue noise/disturbance to the residents.
6. The original planning application for the conversion of the building to flats was conditional on ancillary parking being available to the leaseholders.
7. Under the terms of the existing lease the space is not permitted to be used for any other purposes beyond car parking and storage.

Lastly, while perhaps not directly related to the planning application, the applicant has no legal basis to make the changes under the terms of the lease. I am a proprietary owner of the space under land registry number NGL798492. The spaces are of substantial value to the owners and the changes will, if necessary, be appealed in court.

In conclusion I think the use of the spaces for any other purpose beyond parking/storage is wholly inappropriate and, without consent of the leaseholders (which has not yet been sought), illegal.

Yours faithfully,

A black rectangular redaction box covering the signature of Nicholas Macdonald.

Nicholas Macdonald

Flat 15, 20-26 Lamb's Conduit St,

London,

WC1N 3LE

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

The Planning Department
London Borough of Camden
2nd Floor
5 Pancrass Square
c/o Town Hall
Judge Street
London
WC1H 9JE

5th December 2016

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 accomodation 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