

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6472/P	Ivor Revere	Flat 12 20-26 Lambs Conduit St WC1N 3LE	19/12/2016 12:54:42	OBJEMPER	<p>I am resident at flat 12 , 20 Lambs Conduit St and strongly object to the proposed change of use for the following reasons:</p> <p>Under the original pp for this building P9601185R1 dated 20/8/1996 conversion of the office building to 15 flats was conditional on 'Ancillary' parking being available to the 15 leaseholders of the flats. 7 spaces were provided on the ground floor and 8 spaces in the basement were reserved exclusively for flat dwellers use.</p> <p>Condition No3 of the granting of that permission states "The whole 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"</p> <p>Therefore any change of use from car parking materially affects the leasehold interests of the 15 flat dwellers and would clearly be in breach of this planning condition.</p> <p>Removal of 8 car parking spaces will put excessive pressure on on-street parking and reduce available spaces, especially as the Metropolitan Police continually use the area</p> <p>Any use other than car parking could generate intolerable noise to the residents. Such noise would be amplified by the light well / ventilation space that extends into the basement car park</p> <p>Emergency/Fire escape/maintenance access is required at all times through the basement</p> <p>The proposed change of use is not suitable for a residential building of this size and nature in a relatively congested street within central London.</p> <p>I therefore ask that the permission being sought is refused.</p> <p>Yours faithfully</p> <p>Ivor Revere</p>
2016/6472/P	Ivor Revere	flat 12 20 lambs Conduit St WC1N 3LE	21/12/2016 14:44:59	OBJEMAIL	<p>The proposals do not show any area for storage of rubbish bins that is on the demise of the basement. The ramp into the basement is a right of vehicular way only and not for storage of bins.</p>

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2016/6472/P	Ivor Revere	Flat 12 20-26 Lambs Conduit St WC1N 3LE	20/12/2016 18:07:08	OBJ	<p>Sir,</p> <p>I object to the proposed development and the revised drawings showing placement of air conditioning units in the existing light well for the following reasons:</p> <ol style="list-style-type: none">1. The light well has direct access to the residential flats above, the noise emanating from the units will create a nuisance.2. The noise impact statement provided by the applicants was based on measurements taken at ground level and they take no account of amplification at upper levels of the building, which I suggest would exceed acceptable limits. <p>The area outlined for office/general business use shows no emergency exit facility for lift access electricity room servicing located in the sub basement, currently via access stairs to Richbell Place.</p> <p>The 8 parking spaces, even with limited access, in the sub basement have never been offered to the residents which accounts for current non-use.</p>

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2016/6472/P	Ivor Revere	Flat 12 20-26 Lambs Conduit St WC1N 3LE	19/12/2016 12:27:25	OBJEMPER	<p>Dear Sir,</p> <p>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</p> <p>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 :-</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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</p> <p>5 Emergency/Fire escape/maintenance access is r</p>