

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2019/4875/L	Prakash Kaneria	22/11/2019 17:19:30	OBJ	<p>I am writing to you in respect of the above application on behalf of my Company which owns and operates Ambassadors Bloomsbury Hotel at 12 Upper Woburn Place, London WC1H 0HX. I should have received a letter in the post from Camden Planning Office with regards to this application. Regrettably no such letter has been received.</p> <p>I object to the application for the following reasons.</p> <p>Hotel Fire Exit Double Doors - Leading to Woburn Walk</p> <p>As per the proposed planning application drawings the applicant is seeking to widen the ground floor entrance to its property as part of the redevelopment. In order for the applicant to do that it will need to encroach into the hotel property which would result in reducing the hotel's existing fire exit from double to a single door.</p> <p>Firstly, the Company will not agree to or allow any such encroachment into the hotel property in order to improve access to the applicant's property. Secondly, these changes would result in the reduction in the width of the hotel's existing fire exit door which will be in violation of the current hotel fire safety requirement as under The Regulatory Reform (Fire Safety) Order 2005.</p> <p>All the hotel's fire doors are designed to allow safe and speedy evacuation of all its guests and staff in the event of a fire. In case of a fire the hotel management would need to evacuate upto 200 resident guests, upto 400 conference delegates and upto 60 staff. Any reduction to the hotel fire exit doors would clearly affect the safe and speedy evacuation of these numbers of hotel guests and staff.</p> <p>New masonry wall construction with parapet and flat roof to infill existing recess</p> <p>As per the proposed planning application drawings the applicant is seeking to make the above alterations at 1st and 2nd floor level above the entrance to its property.</p> <p>There are various hotel services (air conditioning, drainage etc.) which run within this area. The hotel maintenance team require 24/7 access to these services. Construction as proposed by the applicant will result in the hotel losing access to its services.</p>

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2019/4875/L	Dino Nicolaou	20/11/2019 17:09:01	INT	<p>Planning Department Camden Council Camden Town Hall London WC1H 8ND</p>

Instrumel Limited, Woburn Buildings, 1-7 Woburn Walk, WC1H 0JJ, 2019/4875/L

Dear Sir's

I would like to formally register my objection to this planning application.

I have a cafe, Wot the Dickens, 3-5 Woburn Walk, London, WC1H 0JJU, with 28 seating inside 8 seats with 6 tables on my property outside and 16 seats with 4 table on the public highway outside my shop, 2019/3041/TC.

To carry out the works at the above address they would have to put scaffolding up and keep it up for sometime also put up reinforcements to the front off the building to keep it up, this will change the appearance of the front of the building, also this I feel will ruin my business as people would not want to sit outside or come inside to eat with works being carried out. Making dust, noise etc. This application would put me out of business and is causing me a lot stress.

Also I had a rent review on July this year and have be told that the landlord is seeking a rent increase to £45,000 per year, at the moment my rent is £18,000 per year, an increase of £27,000 which is an increase of 2.5 times the amount I am paying now, this leads me to believe that the landlord wants to force me out and they cannot do it legally so doing this in a round about way, to make other changes to the property other then the one in this planning application, as he can't get me out legally. I am an independent trader and have been here at these premises for 31 years, the landlord purchased this property 3 years ago with the only intention of flipping it at a vast profit.

Also an important fact I would like you to know is that Woburn Buildings has a twist, west side twisting south and the flooring above me, 1,2 and 3 floors slope 4 to 5 inches from north to south, to rectifying this problem a lot of work would have to be done including reinforce the front of the buildings to stop the property falling into the walk and other works being done in the basement to reinforce the whole structure of the building, including my basement and the area I use for access for goods.

I also feel that the new landlord is not capable of doing this type of work, he is not a developer, and purchased it with planning for 3 flats and has tried to get 5 flats and applied to the council but was refused and only got 4 flats, he tried to flip this property to make a fast profit but no responsible developer are interested. A very capable developer came and was going to purchase the above property and carried out an laser scanning survey, which told them of the twist in the building and movement of the property which put them off this development. It would have been too complicated and very expensive to carrier out this development and the margins are not there,

Also I am lead to believe that the hotel next door has taken permission away for use of their roof as a fire escape so people living in the flats for this planning application will have no escape route in a emergence.

Two of the floors upstairs have been empty for at least 2 years and I feel the walk is missing out of this life as

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the offices are not being used and with the current financial situation this country is in I can't see this development being financially viable for at least 6 years from now if not longer.

Dino Nicolaou,  
Wot the Dickens,  
Woburn walk,  
London,  
WC1H 0JJ

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