

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>bomb.</p> <p>It's clear from original plans this building wasn't bought to be conserved but replaced. I don't believe this is appropriate as it is an old debtors prison then studio sitting in a very densely populated zone. I don't understand why such an extensive rebuild is necessary for very little architectural/ footprint merit? It feels similar zoning and outcome could be achieved without pulling down the front wall or unnecessarily removing light and privacy from elderly neighbours.</p> <p>It is worth noting that there has been an extreme vermin problem on the property for a very long time and despite notifying the architects, who notified the owners we have had to deal with the issue ourselves. The property was left to vandals and squatters by the present owner and then there have been a series of short term lodgers. There currently feels like there's no engagement with the property or the community. On the flip side we welcome the continued use of the property as a studio and the cultural addition to the area. I feel that extensive consultation with neighbours, strong revisions and possibly a more phased build highly reduced building approach could result in a positive outcome.</p>
2019/3406/P	eat-tokyo	29/07/2020 15:02:26	AMEND	<p>we can see this will be major job to rebuild this building, I am highly concerned it will be effected our service and business which in front of this building where we allocated, we are disagree with this major change.</p>
2019/3406/P	Margaret Duffy	30/07/2020 08:12:20	OBJ	<p>I consider this application to be detrimental to the privacy and tranquillity of this quirky, peaceful corner of Holborn and the interests of the nearby close-knit community. I am a resident at Kingsway Mansions, the building does not have the luxury of a secure communal outdoor space such as the gardens of Omnium Court and Halsey House but we do enjoy the setting and relative peace of the Lamb's Conduit Passage overview. It is a finely balanced environment with many small characterful residential and commercial units, already closely squeezed in but enjoying a harmony and intimacy that is rare in central London. This development seems so out of keeping, intrusive and disruptive to the character of this small oasis with a significant, negative impact as a result of the development and the intended roof extension. Last year noise reverberated throughout the flat as a result of all night music from the roof terrace of a building close to 50 C. Traffic pressure on the environs will inevitably increase.</p> <p>The lack of communication and fair warning to residents and businesses from Camden Council about this application other than a small notice(s) recently secured to a lamp post, and therefore the lack of time for us to marshal comments, is of concern.</p>
2019/3406/P	Dr Jim Walsh	30/07/2020 11:55:10	INT	<p>Dear Planning,</p> <p>I'm the CEO of Conway Hall. I have just been made aware of this application. My concern is in regard to noise bleed from the demolition / construction and the impact it might have on our charitable work and venue hire industry. I will be on annual leave for the next two weeks, however I would be very grateful if someone could speak with me or my colleague Maggie Nightingale, (maggie@conwayhall.org.uk) in my absence as to the potential noise bleed and timeline for both aspects of work on this project.</p>

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2019/3406/P	Maria Luisa Ricottini	30/07/2020 20:48:05	OBJ	<p>As a resident of Kingsway Mansions I am expressing my concern over the inclusion of an external roof terrace in this development. The enclosed space to the rear of Omnium Court and Kingsway Mansions is bounded by Lambs Passage and has the high walls of Conway Hall on its north side. Currently any noise from the courtyard, even at low levels is easily audible in the surrounding buildings as it reverberates between the walls. An additional outdoor recreation space where residents will spend time relaxing, talking and potentially listening to music will increase the likelihood of disturbance to neighbours. The roof terrace will be on the bedroom side of my apartment. On those basis I do object to the roof terrace.</p>

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2019/3406/P	Gary Martin	28/07/2020 15:45:58	OBJ	<p>I wish to object in the strongest terms to the planning application for 50c Red Lion Street. The plans reference a Heritage statement, however I believe it to be incorrect. My partner was a friend of the previous owner we discussed the history of the building in detail. I'm also aware that the previous owner (Joceyln Burton MBE) applied for planning permission and was told at the time that the section of the building closest to Omnium Court is a Listed building and was a debtors prison. These details must still be with Camden Planning team within your records?</p> <p>I note that a building survey has been completed on the property in question only. Given that the plot is a very high density environment with multiple properties sharing walls, I believe there should have been impact assessments on these properties too.</p> <p>I have lived in Flat Seven Omnium Court for the last 18 years. I'm sixty years old and have severe epilepsy which is bought on by stress. I care for my flat mate Mr Thomas Smart. I have been sheltering throughout the Covid Pandemic but am generally housebound with the back yard being my only escape from my home. The level of building works will undoubtedly cause persistent excessive noise and vibrations throughout my home. I genuinely fear the impact on my health and am amazed at the lack of consultation by the new owners.</p> <p>I note that a new floor is to be created by extending what is now a small mezzanine and a sauna and roof terrace is to be added. Given the plans are not to scale they don't seem to reflect the distance of these items from my bedroom window. The terrace will be within 3-4 M (est.) of my bedroom window. There will be an undoubted loss of privacy and light. We are already having to request the property Gaurdian's to leave the roof space which they are climbing onto as the noise in the evening is intrusive and they have sight lines into my home.</p> <p>There is an existing garden space at the front of the building which the current owners wish to convert to a large staircase, car port and bike shed.</p> <p>Any scaffolding will also create extreme intrusion both through loss of light and privacy. We also note that in the past One Housing has the denied right to place this against our building. We note that though the planning period has extended over many months One Housing Group were unaware until today (when a neighbour informed them) there has been no consultation either with the property owner or residents.</p> <p>Ms Burton used the property as a private Gallery to show individual clients her work. I note the intention is to retain the gallery but I'm unclear if a much heavier commercial use is intended and if this constitutes a change of use in law. I'm unclear if the roof terrace will be used for "gallery events" this would certainly constitute a heavy noise risk?</p> <p>The plans refer to adaptation to the bed owned by the property in Omnium Courts backyard. I note this includes removal of well established shrubs and trees which house nesting birds and bird boxes which are in use through much of the year.</p> <p>The application states that the new owners bought the building as they loved the character and wished to preserve it. I do not agree the typography is retained. It rather seems to me that the bare minimum is being</p>

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Response:

done to suggest this is the case. They applied to demolish the entire building and when refused are still seeking to demolish it and simply use the same bricks to create a brick, glass and steel modern building.

There are queries to be answered over the boundary lines on the plan which are currently incorrect. The earth bed to be converted to a patio does not fully belong to 50C. There are also queries to be addressed regarding the nature of the right of way. Again we were told by Ms Burton that she had applied for planning Patio doors situated into Omnium Courts Yard and they were refused as the nature of the right of way is very specific and ring fenced. This must also be in your records. However, please note that we do not in principle object to sharing outdoor space with our neighbours.

The Sauna which is to sit directly above and besides multiple peoples homes has not been assessed for noise, heat or damp impact.

The Garden seems to have no drainage specifications and there is no damp impact assessment, we've had ongoing damp issues (referenced in these plans) for the 18 years I have lived here and this seems to be given no thought?

There has been no consultation with local residents at all. This seems a mistake and I feel that both the design and the project is an imposition on the area which takes no consideration of both current residents or the design of the built environment.

We have at least three residents in this block who are not capable of understanding these plans or objecting, either due cognitive impairment or not speaking English. Failing to supply information and support to these residents is discriminatory in the legal sense.

Having said all of this we do genuinely want to find a way to welcome the new owners to the neighbourhood and feel it's important that a way to use the space well is found without destroying quality of life for current residents.

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2019/3406/P	Stephen Matthews	29/07/2020 10:12:00	OBJ	
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Dear Sir/Madam,

My name is Stephen Matthews, I am a resident at Flat 2 Omnium Court, 20 Princeton Street, WC1R 4BE, and I write to you to oppose the planning application for 50c Red Lion Street.

My objections to the proposed planning application are grounded in my understanding of the proposals which have been submitted, and it is from this information that I envision an impaired standard and quality of life in my own home. I wish to highlight at this stage the lack of communication and clarity from the owners regarding their new proposals, as residents we ought to have a full understanding of the planning application in order to effectively rebut the application.

My objections are the following;

1. There is a lack of information and communication between the owners of 50c Red Lion Street and the residents of Omnium Court. Questions that must be answered thoroughly are the following;

- How will the garden be drained?
- Will the sauna be assessed for heat/damp/noise etc?

Until these questions are answered fully the mere thought of installing a sauna and garden is unfathomable.

2. Undoubtedly the works (of any kind) will make a large amount of noise, pollution and physical reverberation. I and many others in my building suffer from long term health conditions and it is imperative that my home remains a quiet and peaceful place. Any building work of any kind will unquestionably affect my physical and mental being. (Doctors note available on request)

3. If the application were to go ahead, the construction of a proposed terrace and (in reality a third floor) would occult natural light into our property and remove all sense of privacy. These are two factors that are imperative to my standard and quality of living of which I make no intention to compromise.

I am grateful for your time and I look forward to your response.

Yours sincerely,

Mr Stephen Mathews

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2019/3406/P	Neda Poorang	30/07/2020 16:14:03	OBJ	<p>To whom it may concern,</p> <p>We are Woolley's, a Central London coffee shop/restaurant in the heart of Lamb's Conduit Passage.</p> <p>The proposed plan of demolishing 50C Red Lion Street,London, WC1R 4 PF will cause massive disruption to businesses in Lamb's Conduit Passage including Woolley's. Due to the recent Covid-19, we are forced to utilise our outdoor area to seat in our customers. The noise and dust of the demolishing will certainly disrupt our business in this sense as customers will not be able to sit outside.</p> <p>As you are aware, hospitality businesses in Central London have been affected due to the pandemic and many have been forced out of business and bankruptcy. The small businesses in Central London can not tolerate other external disruption to their businesses and we are not an exception. The following plan will lead to a massive revenue loss and cause us a damage beyond repair.</p> <p>In the light of the points mentioned above, as the director of this vibrant Central London Institution, I strongly object the planning. As discussed with the other small business owners, we are against this proposed plan and seek reconsideration to stop the proposed plan.</p> <p>Best regards,</p> <p>Neda Poorang</p>

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