

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2019/3406/P | Glyninis Joseph | 29/07/2020 10:28:33 | OBJ | <p>My name is Glyninis Joseph I am a resident at Flat 6 Omnium Court and I write to you to oppose the planning application for 50c Red Lion Street.</p> <p>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.</p> <p>My objections are the following;</p> <p>1. There is a lack of information and communication between the owners of 50c Red Lion Street and the residents of Omnium Court. In fact there has been no consultation or consideration.</p> <p>Questions that must be answered thoroughly are the following;</p> <ul style="list-style-type: none">- How will the garden be drained?- Will the sauna be assessed for heat/damp/noise etc? <p>Until these questions are answered fully the mere thought of installing a sauna and garden is unfathomable.</p> <p>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. I suffer from chronic breathing issues and have been sheltering throughout Covid 19. Any building work of any kind will unquestionably affect my physical and mental being. (Doctors note available on request)</p> <p>3. If the application were to go ahead, the construction of a proposed wall would occult natural light into my home and remove all sense of privacy. The proposed new floor of the building, terrace and sauna will sit adjacent to my windows and the risk of any excessive noise will make my life unbearable. These are two factors that are imperative to my standard and quality of living of which I make no intention to compromise.</p> <p>I am grateful for your time and I look forward to your response.</p> <p>Yours sincerely,</p> <p>Glyninis Joseph</p> |

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| 2019/3406/P | Vanessa Frank | 27/07/2020 19:00:31 | OBJ | <p>Scale of rebuild and impact of building work in densely populated area. The abutting population include vulnerable elderly people and those with complex mental health challenges. In Omnium court we have residents with severe mental health problems who's homes share multiple walls with the building. The reality is this is not a renovation but a scaled down rebuild. The level of construction noise and disturbance is likely to put these people at risk as well as impacting on shift workers, young children and all residents.</p> <p>The plans claim they have been sensitive to the typography of the space. However I'm uncertain this has been achieved. The addition of heavy modern materials such as steel and the glass staircase do not reference the period and in fact the only element of typography retained seems to be using the original brick?</p> <p>The addition of the roof terrace & wall seems unnecessary and intrusive. The point is made that the adjacent windows have film but this does not deal with any loss of light, to these windows or the properties below (including mine) It does not deal with the issue of noise at close proximity to these bedrooms (eg an evening garden party) and very close sight lines into further bedrooms. There has been zero consultation with residents and I note that multiple assumptions are made about the current acceptability of the film to residents and acceptability of a change of use to a space that could severely impact the lives of the elderly, the ill and vulnerable residents of Omnium Court.</p> <p>If there has to be roof space the wall which (cannot be described as existing) could be a rail instead which would have no impact on light. To the flats below or garden of Omnium Court/ Thersham House.</p> <p>The plans state in writing the roof terrace will be accessed via 'the nook' of Omnium Court. Given that this indicates heavy building work affecting the adjoining properties I find it surprising that no consultation with those individuals has been attempted? Again the impact will be major.</p> <p>There is then an addition of a sauna on the roof? This would seem again to risk intrusion on very closely situated windows and further loss of light. For number 18, Thresham and Omnium Court. It should also be noted that it will abut religiously observant neighbours who are members of the Muslim faith and elderly (please note they are none English speaking and only speak Somali so it's essential that these plans are made available to them in the appropriate language) They are extremely warm and open but it just strikes me that this also demonstrative of a lack of consultation and consideration.</p> <p>There's a note to say the roof garden would be planted - there's also a note of damp problems throughout the building which is also a problem at Omnium Court. Though I object to the current scope and design of the garden it would be good to have a statement on Drainage plans for the garden?</p> <p>There is existing outdoor space at the front & back.</p> <p>Though not directly impacted I don't understand the need for or situation of the glass staircase? If there's been an objection why locate it so closely to number 18? And again how does it relate to Typography? A spiral staircase of the period could be used far away from number 18? And though that's probably a poor example it feels to me that you have fundamentally quite a standard modern visual lexicon being imposed on the building with an attempt to claim its adhering to type.</p> <p>Whilst clearly buildings must evolve my overall conclusion is that the design has been conceived with a forced attempt but no true sympathy for the Typography of the building/ area or without any consideration for the 50 - 70 neighbours who will be directly impacted.</p> <p>I note there's a gallery space, is this a commercial repurposing? What are the intended activities? For example opening night parties?</p> <p>I feel strongly that especially during the new ways of life imposed by Covid 19 (home working and sheltering) such extensive demolition and rebuilding works is simply not appropriate on a plot which is in such proximity to so many other dwellings. I fear it could cause extreme anxiety and stress for residents. This must be balanced against the fact that there then seems to be little gain - the main statement on this seems to be an implication the building is weak and so should be taken down and rebuilt? Is the building weak? It has survived a WWII</p> |

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bomb.

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.

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.

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| 2019/3406/P | Thomas Smart | 28/07/2020 15:42:07 | 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 degree is in History and as 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 seventy years old and have COPD and Depression. 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 ceratinly 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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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 | Paul Lucas | 28/07/2020 14:32:22 | OBJ | <p>I object very strongly to the planning application for 50c Red Lion Street.</p> <p>The plans state that the new owners bought the building as they loved the old character of the place. This seems false. They applied to demolish the entire building and when refused are still seeking to demolish the interior and save only bricks not even the facade.</p> <p>The building works will make life in Omnium Court unliveable. We experienced the previous owner adding a small office on the ground floor and the entire block shook and vibrated from the work. The noise was unbearable. My flat (third floor) encompasses what is referred to as the Omnium Court nook though this is in fact space between my two windows which currently contains no building and it seems a staircase and sauna will be added? There is no way that this build will not have a severe impact on my quality of life. The psychological damage to residents of Omnium especially those of us sheltering due to Covid will be horrific and I note there has been no consultation with us at all.</p> <p>The Sauna which appears to sit Literally within my home has not been assessed for noise, heat or damp impact.</p> <p>The Garden seems to have no drainage specifications and there is no damp impact assessment though we've had on going damp problems.</p> <p>There is no impact assessment on the structural integrity of Omnium Court of Omnium Court whatsoever and I'm unclear if the building owners (One Housing Group) have even been contacted?</p> <p>In terms of the statement regarding loss of light again I do not see how adding a whole floor and a structure jutting out past both of my windows and can be said to be properly impact assessed merely because I have film on my window? Please note this is film I've requested that the Housing Association remove.</p> <p>The addition of both the Sauna and the Garden is utterly intrusive to my privacy. I'm also concerned about the addition of a wall which will undoubtedly block light from my home. We currently have to ask the Guardians who seem to have accessed the roof to be quiet and to stop drinking on the roof at night as it makes it impossible for myself and my neighbors with young children to sleep.</p> <p>Given there is a commercial (?) gallery space inside what is the intended usage of this garden? There is outdoor space at the front and back of the building so though I'm sympathetic to anyone wanting a garden it can't be said that this is essential?</p> <p>Overall I'm horrified by the lack of consultation and consideration for the current residents. We had a very good relationship with the previous owner who always sought consensus on any plans.</p> <p>Overall the design lacks innovation in the sense that it's an imposition on the space which considers neither the typography of the local built environment or the neighbours.</p> |

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| 2019/3406/P | Ms T. Stille | 30/07/2020 10:10:34 | OBJ | <p>I wish to object to these plans. I have young children who sleep in the bedroom adjacent to the proposed roof terrace. We are already having problems with the property Gaurdian's accessing the roof and drinking and smoking till late at night right by my children's window preventing my children from sleeping. Neither myself or my Landlord has been proactively informed. I have neighbours who are sheltering and there are local businesses owners who are not present in the neighbourhood at the moment who will all be badly affected. The council cannot be said to have performed its duty in informing residents given that they have not considered those who simply cannot and do not leave their homes on a regular basis.</p> <p>The proposed Sauna and Garden will abut my flat, we've had persistent heat control and damp problems for years and there is no assessment. I note via a terrace wall and planting scheme there will be not only a loss of light but of privacy. I simply cannot manage with two small children during holiday times or if schools close again in a flat reverberating with demolition and building noise. I'm deeply concerned about who may have sight lines into my children's bedrooms as there is also a gallery space and the artist who has bought the building appears to make collective video art. Will the terrace be used by the family alone? Given they have two outdoor spaces why is it needed? I also note the reference to the right of way through our backyard, given the pandemic it's essential my children are able to use this. In the past we've had to stop them as homeless people were accessing the yard and defecating by the bins. We've now partially resolved security issues and I'm now concerned I will have to deny my kids outdoor space due to builders wanting site access and dangerous building works. Given the current pressures we live under this seems unreasonable so that another family can simply gain an extra bedroom? Im deeply concerned for the pressure this will place on local residents and businesses if it was providing new jobs - such as the premier inn when it was built or new housing for more than one family I could understand but frankly the proposals seem selfish and totally unaware of the (at least 50 residences which will be effected as well as around 20 local businesses) I strongly request that the council now organise a proactive consultation and provide an opportunity for everyone including those sheltering, those only now beginning to return to their businesses and the local residents and businesses owners who have poor or no English to comment.</p> |

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| 2019/3406/P | Paul Austin | 29/07/2020 11:26:00 | OBJ | Dear Sir/Madam, |

My name is XYZ, I am a resident at ABC, 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;

There is a lack of information and communication between the owners of 50c Red Lion Street and the Residents of Lambs Conduit Passage. 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.

Undoubtedly the works (of any kind) will make a large amount of noise, pollution and physical reverberation. I and many others locally are now working from home or are furloughed. Any building work of any kind will unquestionably affect my physical and mental being.

There has been no assessment of constant construction noise and traffic on local businesses. The plans will effect at least 15 local businesses (independent and corporate) these businesses employ around 75 people locally and are in the main hospitality based. These stand on, Lams Conduit Passage, Princeton St and Red Lion Street. Other than one small laminated notice on Princeton St there has been no attempt to notify them let alone consult or impact assess the potential loss of business and livelihood caused by protracted and extensive building works over a long period. Given they are now trying to recover from the impact of Covid there is a serious risk here to local livelihoods should the dust, noise and vibrations from the extensive building work required drive away dinners and hotel guests from these businesses.

There are indeed also several offices which will be impacted (for example soho housing has an office door in the passage way to 50c Red Lion St and W Legal have an office which abuts 50c from the direction of Lambs Conduit passage. There is no doubt that these business will be impacted but given that due to Covid staff members still seem to be working from home it cannot be said they have had an opportunity to become aware of proposals.

Such offices feed into the income for local business providing rates and further income for local hospitality businesses.

These business which also offer accomadation to either owners or tenants in many cases will suffer loss of light and privacy.

In contrast to this potential loss the plans suggest the neighbourhood will gain precisely the addition of one bedroom (which could be gained from eg adding a partion wall in the living space)

It is essential that a full impact assessment on local businesses revenue be performed.

We are aware that the present owners own a property and have chosen to reside for the last four years of

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| 2019/3406/P | Paul Sumpter | 29/07/2020 22:06:36 | OBJ | <p>their ownership in New York.</p> <p>During this time the property has been left to squatters, has had extreme vermin problems and has not been maintained in good order. This causes us concern about the owners true interest in the building and whilst we certainly feel that the habitation and maintenance of the building is highly desirable we do not sense any local connection or particularly desire to use this a home.</p> <p>The application states that the present owners bought this property because they lived the character. However I note that they then plan to demolish the entire building and build a modern glass, brick and steel structure which does nothing to retain or enhance the typography of the present structure or local built environment. Is using the old brick whilst adding large steel and glass staircases really retaining typography? Is it innovate design? Or simply an over used modern design lexicon?</p> <p>If the application were to go ahead, the construction of a proposed wall would occult natural light into my home 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.</p> <p>I am grateful for your time and I look forward to your response.</p> <p>Yours sincerely,</p> <p>Paul Austin</p> |
| | | | | <p>I have some concerns over the build process as I run a recording studio at 14-15 Lamb's Conduit Passage and a specialist music composition company. Having taken over the lease in January at considerable financial outlay, spent 12 weeks renovating and then was forced to close for three months due to the pandemic, now we are open once again and trying to rebuild our business, it concerns me that the level of noise coming from a building site so proximal to our location could once again highly jeopardise not only my ability to work as a composer and mix engineer, but moreover my ability to be able to effectively offer room hires to clients if the building site noise makes the critical recording process untenable.</p> <p>Whilst I'm not looking to hold anybody up or cause undue problems / red tape, as I say, I do have some very real legitimate concerns that the noise caused during the build will make recording and therefore day to day operations prohibitive, which in turn would make the financial commitment of the building prohibitive for me, especially in such trying times.</p> |

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| 2019/3406/P | Vanessa Frank | 27/07/2020 19:09:17 | OBJ | <p>Scale of rebuild and impact of building work in densely populated area. The abutting population include vulnerable elderly people and those with complex mental health challenges. In Omnium court we have residents with severe mental health problems who's homes share multiple walls with the building. The reality is this is not a renovation but a scaled down rebuild. The level of construction noise and disturbance is likely to put these people at risk as well as impacting on shift workers, young children and all residents.</p> <p>The plans claim they have been sensitive to the typography of the space. However I'm uncertain this has been achieved. The addition of heavy modern materials such as steel and the glass staircase do not reference the period and in fact the only element of typography retained seems to be using the original brick?</p> <p>The addition of the roof terrace & wall seems unnecessary and intrusive. The point is made that the adjacent windows have film but this does not deal with any loss of light, to these windows or the properties below (including mine) It does not deal with the issue of noise at close proximity to these bedrooms (eg an evening garden party) and very close sight lines into further bedrooms. There has been zero consultation with residents and I note that multiple assumptions are made about the current acceptability of the film to residents and acceptability of a change of use to a space that could severely impact the lives of the elderly, the ill and vulnerable residents of Omnium Court.</p> <p>If there has to be roof space the wall which (cannot be described as existing) could be a rail instead which would have no impact on light. To the flats below or garden of Omnium Court/ Thersham House.</p> <p>The plans state in writing the roof terrace will be accessed via 'the nook' of Omnium Court. Given that this indicates heavy building work affecting the adjoining properties I find it surprising that no consultation with those individuals has been attempted? Again the impact will be major.</p> <p>There is then an addition of a sauna on the roof? This would seem again to risk intrusion on very closely situated windows and further loss of light. For number 18, Thresham and Omnium Court. It should also be noted that it will abut religiously observant neighbours who are members of the Muslim faith and elderly (please note they are none English speaking and only speak Somali so it's essential that these plans are made available to them in the appropriate language) They are extremely warm and open but it just strikes me that this also demonstrative of a lack of consultation and consideration.</p> <p>There's a note to say the roof garden would be planted - there's also a note of damp problems throughout the building which is also a problem at Omnium Court. Though I object to the current scope and design of the garden it would be good to have a statement on Drainage plans for the garden?</p> <p>There is existing outdoor space at the front & back.</p> <p>Though not directly impacted I don't understand the need for or situation of the glass staircase? If there's been an objection why locate it so closely to number 18? And again how does it relate to Typography? A spiral staircase of the period could be used far away from number 18? And though that's probably a poor example it feels to me that you have fundamentally quite a standard modern visual lexicon being imposed on the building with an attempt to claim its adhering to type.</p> <p>Whilst clearly buildings must evolve my overall conclusion is that the design has been conceived with a forced attempt but no true sympathy for the Typography of the building/ area or without any consideration for the 50 - 70 neighbours who will be directly impacted.</p> <p>I note there's a gallery space, is this a commercial repurposing? What are the intended activities? For example opening night parties?</p> <p>I feel strongly that especially during the new ways of life imposed by Covid 19 (home working and sheltering) such extensive demolition and rebuilding works is simply not appropriate on a plot which is in such proximity to so many other dwellings. I fear it could cause extreme anxiety and stress for residents. This must be balanced against the fact that there then seems to be little gain - the main statement on this seems to be an implication the building is weak and so should be taken down and rebuilt? Is the building weak? It has survived a WWII</p> |

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| | | | | <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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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 | |

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> |
