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Hennie

10 Lytton Court  
14 Barter Street  
London  
WC1A 2AH

Camden Council  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1 8ND

RECEIVED  
17 AUG 2005

**For the attention Jenny Fisher**

**Re planning application no's 2005/2462/p  
Associated refs. 2005/2563/p & 2464p**

Dear Madam

I have looked on line at the above 3 applications

We refer in particular to 21 Barter Street.

We object to the planning application reference no.2005./2462/p and associated references for the following reasons

**CHANGE OF USE:**

The previous tenants operated the building as an in house training centre for its own staff, accordingly those people attending were under the jurisdiction of Price Waterhouse Coopers, they were their employees behaving accordingly. There were no third parties present. The hours operated were Mon-Fri normal office hours and lunch times were specifically catered for by the company.

This application is for a language training college which would involve term lengths of 1 - 6 months on a rotating basis with the ensuing continuing change of people attending.

Would it operate seven days a week with classes starting early AM to late PM ?.

Attendance would have no other criteria than ability to pay. There would be no supervision by either management or a controlling senior member of staff during break periods and before and after study periods.

Holborn Links claim that there is no change of use is we feel completely incorrect as detailed above.

## **ENVIRONMENTAL NUISANCE:**

Holborn Links have changed the face of Southampton Place, as they already have four existing colleges.

Already during breaks etc, in Southampton Place, large numbers of students, minimum fifty, congregate, creating nuisance by obstructing pathways, leaving litter notably cigarette ends and seeking shelter under the arch at the Barter Street entrance. We understand their desire to keep dry but feel Holborn Links should be providing this, not allowing the obstruction of a public thoroughfare. Is it their intention with any of these applications to provide rest area facilities of any kind bearing in mind the large number of students that will be attending.

We already have a problem with drug dealers known to the police operating in the doorway of our apartments and all other doorways in Barter Street, will they not regard all these extra students as potential customers, this nuisance has never been fully addressed.

## **THOROUGHFARE ACCESS**

We feel the entrance and exit cannot possibly be located in Barter Street because of the numbers involved. Students will immediately alight the building onto the street, the pavement is simply not wide enough for this volume of pedestrian traffic. All the problems detailed in Southampton Place will then be starting in Barter Street with large numbers seeking shelter in the covered parking and entrance lobby to our residential property.

We would feel less hostile to the application if it be a condition of approval that entrance & exit for this new college be at 2 - 3 Bloomsbury Square, this being linked to 21 Barter Street. The entrance to 21 Barter being for goods & services only and the obligatory fire exit.

Holborn Links must guarantee that this restricted use is observed.

## **INVERSE AND UNADVISED REPRESENTATION**

Lytton Court, 14 Barter Street is the only residential building occupied by permanent residents effected by this application.

16A-18A, 20A Barter Street are three small dwellings on short term lets and these are owned by Holborn Links (The Applicant-developer).

For this reason we are numerically under represented but as permanent residents we are in the entirety most effected should this proposal go ahead.

We understand there is an application for a further college at 20-21 Southampton Place which abutts Barter Street. We have not even been

notified of this by either yourselves or Holborn Links. As the nearest and only permanent residents we have not been given the opportunity to consider our position and the effect that it will have on the residents living in this immediate area.

Yours faithfully

Mr. T. J. Keefe

and the undersigned residents of Lytton Court