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**From:** grace pelly [REDACTED]  
**Sent:** 28 July 2021 15:11  
**To:** Planning Planning; Enya Fogarty  
**Subject:** Objection to planning application: 100 Southampton Row London WC1B 4BB,  
Application number: 2021/2602/P

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Dear Madam, Sir,

I am writing to express my concerns and object to the planning application related to 100 Southampton Row London WC1B 4BB, (Application number: 2021/2602/P) regarding the partial change of use from A1 to C3 residential unit at existing lower and ground floor level including a rear courtyard area and lightwell at lower ground level.

Unfortunately, I have not been able to object through the online link which does not seem to be working.

I am the owner of Flat 10, 106 Southampton Row, so this application directly affects my family and me. I am not objecting in principle to a conversion from commercial to residential. I am objecting strongly to this proposal, on the grounds of:

1. Failure to consult adjoining residential leaseholders - we have not been consulted about this proposal at any stage.
2. Contradictions with existing residential leases - there is no consistency in the leases given to new residential flats in the commercial area and our residential leases. As leaseholders it is important to ensure that any new flats in the commercial area have the equivalent requirement in terms of noise, building works, short term rental such as Airbnb etc. Those who live on the first floor already have suffered from inconsiderate behaviour from the commercial areas. Late night parties in a basement flat with an outside patio will impact on all of those who live in the building.
3. Failure to protect existing residential leaseholders against noise and other nuisance - for the same reasons as stated above.
4. Creating a commercial space without toilet or washing facilities.

Please let me know if you would like any further information.

Yours sincerely,

Grace Pelly

Flat 10, 106 Southampton Row