

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5269/P	Jendrik Kurzke	06/12/2021 17:41:29	OBJ	<p>The matter was discussed at a recent shareholder meeting of 15 LHG Limited, the freeholder of the properties and land at the site address (15 Lyndhurst Gardens). There were several objections raised to the change of use and alterations to the garages:</p> <ol style="list-style-type: none"> 1. The proposed change of use from residential (i.e. use as garages/ancillary storage for residents) to commercial. The objections were mentioned from several angles, as it was felt such a change of use would result in a loss of residential feel and loss of quiet enjoyment of leaseholders' rights due to: <ol style="list-style-type: none"> (i) loss of privacy, as strangers/non-residents might be walking around our gardens (anyone wishing to access the garages has to go via the surrounding land owned by 15 LHG Limited) (ii) strangers/non-residents in the garages overlooking the gardens and children's play area and how this might impact child safety (iii) noise from commercial use in direct adjacency to residential building (less than a few metres to the bedrooms), there is no separation/boundary. How would this impact noise levels e.g. in summer when people have open windows. Noise could emanate from people, machinery, AV equipment, air conditioning/ventilation etc. (iv) unclear how we are supposed to deal with rubbish from the commercial operations, people smoking in our gardens and throwing butt ends etc? (v) potential safety implications, if burglars/opportunistic thieves are attracted to our gardens/the site? (vi) any potential other hazards e.g. fire from commercial equipment etc 2. The application also is seeking to extend the garages sideways towards "House 1" of Elim Mansions. There has been no request to 15 LHG Limited for purchase of this land so far, and therefore it was felt premature that planning permission was being sought without a discussion of this matter having taken place among the shareholders of 15 LHG Limited. Specifically the owner of the lower ground floor flat (Flat 1) made it clear he is objecting to the garages being extended towards his flat and causing loss of light, and a narrower access way to the entrance of his flat. 3. Generally, the planning application is making a point about the existing state of the garages (ugly, dilapidation) and the positive impact of a renovation on the appearance of the site and the conservation area. It was pointed out that the owner of one of the three garages would be happy to have them renovated without any change of use or enlargement, hence this argument appears somewhat specious. <p>We note from the Camden planning portal that the council looked at these buildings previously under planning applications 22626 and 7046, where the council determined that "The garages shall be retained and used for the accommodation of a private motor vehicle only and no trade or business shall be carried on therefrom". It would seem to be common sense to adopt this approach.</p> <p>I also object to these plans on the grounds stated above. Please note: I support the installation of new gates to the front. This is an improvement project unconnected to the garages topic.</p>