
From: David Peres Da Costa
Sent: 15 February 2024 10:01
To: Planning
Subject: FW: Objection to 2023/4791/P at land to the west side of Argyle Square London WC1H 8AS

Can this objection be logged on M3 and added to TRIM. Thanks

From: Tobias Newland [REDACTED]
Sent: Wednesday, February 7, 2024 8:59 AM
To: David Peres Da Costa <David.PeresDaCosta@Camden.gov.uk>
Subject: Objection to 2023/4791/P at land to the west side of Argyle Square London WC1H 8AS

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Sir

My name is Tobias Newland and I am a resident at 34D Argyle Square. I would like to object to 2023/4791/P at land to the west side of Argyle Square London WC1H 8AS.

I am aware that this objection is a few days beyond the deadline but I hope that it can still be taken into consideration

Design

The cabins have a negative impact on the setting of the surrounding listed buildings and Argyle Square. The cabins block long views throughout the square, including views of and from the terrace of Grade II listed buildings 36-42 Argyle Square. This clearly harms the significance of the designated heritage assets. The cabins also block views of the square from the basement and ground floors of 36-42 Argyle Square. These views are valued by the occupants of these buildings, both the residents of 40 Argyle Square and the hotel guests.

Amenity

The location of the cabins causes a noise disturbance to the inhabitants of 36-42 Argyle Square and more broadly on houses at the south end of the square. All of these buildings are of increased vulnerability to noise due to the windows generally being single glazed. Double glazing cannot be installed due to these buildings being Listed, and secondary glazing cannot be installed on ground and first floors due to wooden shutters.

Transport

The welfare cabins have resulted in the loss of 18 resident parking spaces. There has been no clear warning of suspension of the remaining bays around the square, which has resulted in numerous PCNs for those with Residents parking permits.

The hotel businesses depend upon daily collection of linen, which was previously carried out by lorries parking directly outside the hotels. The removal of the parking bays has led to the hotels using laundry trolleys to transport the linen along the pavement to Argyle Street.

Flawed Planning Application

There appears to have been numerous flaws and inaccuracies in the belated attempt by the constructors to apply for planning permission/skip licence for the huts.

Information given for Container License for welfare cabins:

The License (see Appendix E) was signed on behalf of the Council's "Director, Supporting Communities Directorate" on 29th November 2023. Mace did not comply with its conditions as follows:

- The licence start date was 5th December 2023, but the cabins were put in position on 6th November on previously cast concrete bases.
- The length of the structure should not have exceeded 42 metres (it is actually 48.77 metres).
- The width of the structure should not have exceeded 6 metres (it is actually 7.55 metres at one end and 7.62 metres at the other).

Information given for this planning application on the application form (Information submitted on the form in **bold**. Comments in non bold.

Has the work or change of use already started? No.

This is incorrect, the cabins were erected on 6th November 2023, the application form was dated 9th November, and registered 14th December 2023.

Does the proposal include any new building and / or an increase in height to an existing building? No.

This is incorrect, the cabins are new buildings.

Please describe the current use of the site. No description.

The site was used as a public pavement and road, along with resident's car parking spaces.

Existing and proposed uses:

no areas are provided.

Does the proposed development require any materials to be used externally? No.

This is incorrect, the cabins are externally covered in painted steel.

Is a new or altered pedestrian access proposed to or from the public highway? No.

This is incorrect, the cabins have been placed on the existing pavement resulting in altered pedestrian routes.

Does the site have any existing vehicle/cycle parking spaces, or will the proposed development add/remove any parking spaces? No.

This is incorrect. The proposed development results in the loss of 18 residents parking spaces.

Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? No.

Protected trees on Argyle Square Gardens had to be cut back to facilitate cabins, and further damage was caused to trees by crane installing cabins.

Water and gas connections: Number of new water connections required: None.

This is incorrect, the cabins have a new water connection.

The planning application drawings:

Proposed elevations and plan drawing no. QFS-3466-1503-D show proposed length of 40.00m. This is incorrect, the length is actually 48.77 metres. Proposed foundation plan drawing no. OPP1309395 show concrete pads that are nothing like the pads actually constructed.

The planning application acoustic report:

The background noise survey was taken over four years ago from the roof of Belgrove House at the St Chad's Street end, and at this location it is not surprising that the dominant noise source during the noise survey was traffic from Euston Road. However, the a/c units are located far to the South, and at this point Euston Road was not audible before Belgrove House was demolished.

For some reason the a/c units are located immediately behind the hoarding at the nearest point to the affected residential terrace to the Southwest (see Appendix A). This terrace is approx. 7 metres away from proposed a/c units, not approx. 8 metres away as stated in the report. Given the incorrect assumptions in this report, all one can do is to reserve judgement until the a/c units are turned on later this year and assess their noise level then.