

Charlotte Street Association

**Development Management,
Regeneration & Planning,**
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

2nd April 2024

For the attention of Obete Hope, Planning Officer, Planning Solutions Team
and Matthew Dempsey, Planning Officer, Planning Solutions Team

Dear Obete Hope, and Matthew Dempsey,

**Re: Maple House, 149 Tottenham Court Road, W1T 7NF:
refs. 2023/5313/P; 2024/0431/P; and 2024/0581/P**

ref: 2023/5313/P: Enhancements to Beaumont Place ground floor elevation, basement car park entrance, including new signage, and the conversion of flat roof areas at Levels 1 and 3 to landscaped terraces.

2024/0431/P: Installation of a x2 gates located in the north east and south west corners of the internal podium courtyard and replacement of the existing window with new door.

2024/0581/P: Conversion of caretaker's flat, plant room, and other ancillary space at Level 08 within Block A (Tottenham Court Road facing building) to provide additional office space with a terrace, and rationalisation of the plant equipment to roof space of Block B (Beaumont Place facing building) including installation of new plant enclosure.

I am writing on behalf of the Charlotte Street Association, concerning the above planning applications.

These three applications appear to be inter-related, with various comprehensive proposals for Maple House, which includes both offices and residential flats above the ground floor retail.

We are particularly concerned about the proposed terraces, as well as the proposed access to the internal courtyard, **in terms of possible noise and disturbance to the residents in the flats**. There are some 135 flats, which are occupied by Camden Council tenants, including families, (although some flats are now leasehold flats having been bought by some tenants).

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Re: Maple House, 149 Tottenham Court Road, W1T 7NF - *continued*:
refs. 2023/5313/P; 2024/0431/P; and 2024/0581/P

My understanding is that the proposals include:

- (a). new access to the existing Internal Courtyard;
- (b). the creation of terraces on various elevations including:
 - new terrace at level 01/Block A: west facing overlooking Tottenham Court Road;
 - new terrace at level 01/Block A: west facing overlooking Tottenham Court Road;
 - new terrace at level 03/Block B: north facing overlooking Beaumont Place North.
- (c). the creation of garden/terrace at main roof levels.

I believe that there are no proposals for terraces on the elevation which overlooks Grafton Way on the south side; and also not on the east elevation which overlooks Beaumont Place East.

Although I know the building and have visited it in previous years, I am not absolutely clear which parts are the residential flats. It is a pity that the overall plans do not clearly show which parts of the building are offices and which parts are the residential flats.

Re: access to the proposed terraces and to the internal courtyard:

The Design & Access Statement refers to “tenants” having access to the proposed terraces. We assume that in this context that “tenants” refers to the **office** tenants (and presumably their staff); and does not refer to the residential “tenants” occupying the flats.

Thus, it would seem that the residents of the flats will not have access to any of these proposed terraces or to the internal courtyard.

Re: proposed Terraces: possible noise and disturbance to residents in the flats:

- (a). It would seem that the location of at least some of the proposed terraces (if not all of them) will be below the windows of the residential flats. Thus, the use of these terraces is likely to cause noise and disturbance to the flats above them, particularly throughout the day; but also in the early evening. In addition, the offices might use them for office parties and events at other times, including evenings and weekends.
- (b). In general, the buildings opposite Maple House have hard surfaces and so noise from the terraces is likely to be reflected around, making the noise more intense for the flats. I am not clear if flats **overlook Beaumont Place North** – this roadway is particularly narrow, with tall buildings on each side, creating a narrow tall “canyon”. Thus sounds from the proposed terraces on this elevation are very likely to be enhanced and noisier due to the “canyon” effect.
- (c). These terraces could also be used by office tenants and their staff **for smoking**, with cigarette smoke drifting upward to the open windows of the residential flats above.

Re: proposed access to the Internal Courtyard:

- (a). My understanding from visits to the Maples building in previous years is that this Internal Courtyard is for ornamental and visual reasons – a space for people to look out in to (from their office or from their flat); and did not have access for office staff or residents.
- (b). I am not clear if the proposed new gate and access to the Internal Courtyard is to enable access for the office tenants and their staff; or if it is only for maintenance staff to maintain the internal Courtyard and its garden.

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Re: Maple House, 149 Tottenham Court Road, W1T 7NF - *continued*:
refs. 2023/5313/P; 2024/0431/P; and 2024/0581/P

Re: proposed access to the Internal Courtyard - continued:

(c). If the new gate/access is to enable office tenants and their staff to use this enclosed space, then its use is very likely to cause noise and disturbance to any of the flats that overlook this space. This Internal Courtyard is entirely enclosed on all four sides by several stories of the building. Any noise is likely to be exacerbated by the fact this space is enclosed by hard surfaces of the building.

Re: Conditions with regard to the use of the proposed Terraces and the Internal Courtyard:

If I have understood the application correctly, it would appear that the proposed terraces will be used the office “tenants” and their staff, but not by the residents. This would seem unfair for the residents.

Nonetheless, whoever is going to use these terraces, there will be issues of noise and disturbance, as well as issues about smoking, which will affect the residential amenity of those people and their families living in the flats above.

(1). Conditions re, the use of the proposed terraces:

Thus, if **the proposed terraces** are going to be approved, we would ask that there are conditions with regard to the use of these terraces, in order to protect the residential amenity of the residents:

- (a). that the terraces are not to be used at anytime after 6.00pm Mondays to Fridays;
and not at any time at weekends (Saturdays and Sundays) and Bank/Public Holiday days.
- (b). that smoking is not allowed at any time.

(2). Conditions re, the use of the Internal Courtyard:

We are not clear if the Internal Courtyard is going to be used in a similar way by the office tenants. But if so, we would ask for similar Conditions, in order to protect the residential amenity of the residents:

- (a). that the Internal Courtyard is not to be used at anytime after 6.00pm Mondays to Fridays; and not at any time at weekends (Saturdays and Sundays) and Bank/Public Holiday days.
- (b). that smoking is not allowed at any time.

Yours sincerely,

Clive Henderson,
On behalf of Charlotte Street Association.