

# Charlotte Street Association

email: [REDACTED]

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

1<sup>st</sup> June 2024

For the attention of Miriam Baptist, Planning Officer.

**By email to:** [planning@camden.gov.uk](mailto:planning@camden.gov.uk) and [miriam.baptist@camden.gov.uk](mailto:miriam.baptist@camden.gov.uk)

Dear Miriam Baptist,

**Re: Maple House, 149 Tottenham Court Road, W1T 7NF:  
ref. 2024/1965/P**

Variation of Condition 4 (hours of use of the terraces) of Planning Permission ref 2023/5313/P dated 13/05/2024 for Enhancements to Beaumont Place ground floor elevation, basement car park entrance, and the conversion of flat roof areas at Levels 1 and 3 to landscaped terraces.

I am writing on behalf of the Charlotte Street Association, concerning the above planning application. We wish to strongly object to the proposed changes to Condition 4.

We previously wrote a letter (dated 2<sup>nd</sup> April 2024) and made objections/representations concerning the proposed terraces, as in the planning applications refs: 2023/5313/P; 2024/0431/P; and 2024/0581/P.

We were concerned that, due to the use of the proposed terraces, there will be issues of noise and disturbance, as well as smoking, which will affect the residential amenity of the residents and their families living in the flats above.

As a result, we were pleased to see that there was a Condition attached to the Planning Permission - Condition 4, which helps to protect the residential amenity of the flats.

Condition 4 states:

*The terraces use hereby permitted shall not be carried out outside the following times 08.00 to 20.00 Mondays to Fridays. No music shall be played on the terrace in such a way as to be audible within any nearby residential premises. Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies D1, A1, and A4 of the London Borough of Camden Local Plan 2017*

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Re: Maple House, 149 Tottenham Court Road, W1T 7NF - *continued*:  
ref. 2024/1965/P

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The **applicant's proposal is to vary the hours in this Condition 4**, so that it reads:

*The terraces use hereby permitted shall not be carried out outside the following times 08.00 to 21.30 (all week). No music shall be played on the terrace in such a way as to be audible within any nearby residential premises. Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies D1, A1, and A4 of the London Borough of Camden Local Plan 2017*

The **current Condition** says that the Terraces cannot be used on Saturdays and Sundays, which we think is very important, and greatly helps to protect the amenity of the residential flats; as well as not being used after 8.00pm on weekdays Mondays to Fridays. Nonetheless, it is a pity that the current Condition does not include for Bank Holiday days that occur on weekdays.

The **proposed Variation** means that the terraces could be used on Saturdays and Sundays, to which we wish to strongly object.

We also wish to strongly object to the proposal to extend the terminal time for the use of the terraces from 20.00 (8.00pm) to 21.30 (9.30pm). For the residents, the earlier cut-off time makes all the difference to having relatively quiet evenings.

It also needs to be appreciated that many of the residents in Maple House are Camden tenants/social housing tenants; and thus often do not have much options as to where they live.

For all the above reasons, we would urge that this proposed variation to Condition 4 is not allowed.

Yours sincerely,

Clive Henderson,  
**On behalf of Charlotte Street Association.**