

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3497/P	Linus Rees	16/09/2024 07:57:39	OBJ	<p>Charlotte Street Association objects to this application as it could have a negative impact on the residents in buildings at the rear of the site from 52 to 56 Warren Street, and on the neighbouring Fitzroy Square conservation area.</p> <p>The principle of development at 335 is not objected to but the manner in which it is proposed is of concern.</p> <p>We note there was a pre-application consultation which raised a number of issues and areas of concern, due to the development site's proximity to the houses, including listed buildings on Warren Street, and the buildings in the Fitzroy Square conservation area.</p> <p>The application fails to address many of the issues raised by the pre-application advice and the submitted drawings lack sufficient detail. These issues need to be answered and details provided.</p> <p>The pre-app advice asks for the rear elevation to be set back in line with the 337 Euston Road but the submitted application seems to indicate the development will extend beyond that, being closer to the residential building at the rear than number 337. We strongly object to this aspect of the development.</p> <p>There is no detail about the design proposed and how it would sit within the Fitzroy Square CA.</p> <p>As the site will have a commercial operation (possibly private not public medical) we are concerned about any noise from plant equipment from medical use and ventilation. The noise impact assessment states that there could be noise breakout but also states that the proposed use of the premises is from 7am to 7pm only. However, we are concerned about these hours.</p> <p>There may also be light breakout from the internal illumination of the medical centre which could give rise to light pollution to residents.</p> <p>Therefore if this development is approved there should be a condition that the plant should not operate above background noise levels as required by Camden Council and should not operate from 6pm to 8am overnight Monday to Friday and not be used at all at weekends to protect the amenity of residents. Likewise a condition stating that all illumination should be turned off during these hours and at weekends. Without conditions the application is unacceptable.</p> <p>For the reasons stated above the application should be refused.</p> <p>Comments submitted on behalf of the Charlotte Street Association.</p>

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