

Gordon Mansions Residents Association

Please reply to: Clive Henderson, Chair, Gordon Mansions Residents Association,
5 Gordon Mansions, Torrington Place, London WC1E 7HE.

email:

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

18th September 2024

For the attention of Edward Hodgson, Planning Officer, Planning Solutions Team.

Sent by email to: planning@camden.gov.uk
and:

Dear Edward Hodgson,

Re: UCL, 1-19 Torrington Place, London WC1E 7HB:

Planning Application ref: 2024/3390/P

Installation of 6no condenser units within a louvred enclosure on level 6 roof and replacement of air handling unit, installation of 3no condenser units and associated works at level 12

Planning Application ref: 2024/3389/P

Installation of condenser unit within louvred enclosure on level 2 roof and associated works

I am writing on behalf of Gordon Mansions Residents Association (GMRA).

Gordon Mansions and the local residential community:

Gordon Mansions consists of two blocks of flats (77 in total) that are located in Torrington Place at the junction with Huntley Street, and with many of the flats (including mine) overlooking Torrington Place. There is a long established residential community here in Gordon Mansions, which very much reflects the cross-section of the diverse population of Fitzrovia, having as it does a mix of different income, cultural and ethnic groups, including families with young children, and elderly people. A good proportion of the residents are from the Bangladesh community, and a further proportion from other ethnic minority communities including from the Somali community. The blocks of flats are owned by Camden. The community here is a stable one with many residents living here for 20, 30 and 40 years. Thus, it is important that planning developments are assessed in protecting the residential amenity of the local community.

I myself live in a Gordon Mansions flat which overlooks Torrington Place and is on the party wall with UCL's building at 1-19 Torrington Place (next to the East vehicle entrance).

In the context of these proposals for condenser units, it needs to be appreciated that Torrington Place is particularly quiet in terms of background noise in the evenings and at weekends. This is particularly important for the flats which overlook Torrington Place. Also, Torrington Place can have a "canyon effect" in terms of noise.

Planning applications:

We wish to comment and object to aspects of the proposals, as follows:

Continued to page 2

It is a pity that these two applications have not been submitted as one application. It is also a pity that there is not a simple Plan drawing showing the three different locations for the existing and proposed mechanical plant, so that it would be easier to see the locations and to see what is being proposed.

What is particularly confusing is that the aerial Photographs in the **Noise Survey & Impact Assessment Reports** by Adnitt Acoustics (for both applications) are completely wrongly labelled. Their photos are labelled up showing "Shropshire Place" as being between 1-19 Torrington Place and Gordon Mansions (e.g. pages 4 and 13 in their Report for 2024/3390/P). This is not Shropshire Place – this is the East vehicle entrance to the Yard at 1-19 Torrington Place. Shropshire Place is off Capper Street, which is a street to the north of the site. We would ask that the Noise Survey & Impact Assessment Reports are corrected for both applications and re-issued.

It is not clear if any sound recordings were taken in Torrington Place, as opposed to Tottenham Court Road. This is particularly important, as Torrington Place is a much quieter street; it is particularly quiet in the evenings and at weekends.

The proposals appear to be to both retain existing condenser units at the various roof levels, but also add some new additional condenser units. We are particularly concerned about the additional units in terms of adding to background noise.

For the flats overlooking Torrington Place, they are generally free of air-conditioning/mechanical plant noise; and it is very important to us that it is kept this way.

Re: proposed new consider on level 2: ref 2024/3389/P

We wish to strongly object to location of the proposed new condenser units on Level 2. Level 2 is the low-level roof of the low 3-storey block which runs along Torrington Place; and has a party wall with the Gordon Mansions block.

The proposed location of these units is at the eastern end of their roof, and immediately above the East vehicle entrance. This location is next to the party with Gordon Mansions. This means that these new units will be very close to our flats. Also, this roof location is at a low level, and not on top of the multi-storey building part of 1-19 Torrington Place. Being so close to our flats, as well as being at this low level, we think that in practice these condenser units are very likely to cause noise nuisance, regardless of what the acoustic report might say in theory.

At the very least, we would ask that these proposed condenser units are located at the other end/the western end of this low 3-storey block (i.e. at the Tottenham Court Road end), well away from the residential flats.

Yours sincerely,

Clive Henderson,

On behalf of Gordon Mansions Residents Association.

Copy: GMRA : Sandra Wheen.