

**From:** [REDACTED]  
**Sent:** 05 May 2025 15:27  
**To:** Planning  
**Subject:** Objection to Planning Application 2025/0759/P

Dear Sirs

**Objection to Planning Application 2025/0759/P**

**“If the online comments form has closed, you can still comment via email to [planning@camden.gov.uk](mailto:planning@camden.gov.uk) We will take account of all representations received right up until an application is determined.”**

From: Brian Watters, leaseholder at Flat 6 Earlham House, 35 Mercer Street, London WC2H 9QS

I understand the closing date passed for comments on the request however as no determination is yet published, your website indicates I can still comment and it will be taken into consideration prior to any decision being made. My flat was being refurbished last year and I was not staying in it during the works so did not receive the original application for the roof terrace. Had I been here I would have strongly objected. I still object to any roof terrace, is there a right to appeal?

In particular I also object to amending the hours of operation until 20:00 were it to go ahead. Here are my reasons for objecting:-

1. Unwanted additional Noise after long period of abuse – The block of flats (Earlham House) has no appetite for exposure to additional noise. As a block we suffered extreme fatigue and trauma from noise in this block. We had a 2-year battle with a tenant on the top floor (4<sup>th</sup> floor – opposite the intended roof terrace) who was banging/tapping throughout the night and day that caused severe distress. The unique construction and acoustics meant that although the noise was at the top floor the sound reverberates throughout the entire block (from 4<sup>th</sup> floor to 1<sup>st</sup> floor). **Of the nineteen Flats in Earlham House, each of the flats 1, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16 (across all floors) directly confirmed that they hear and are impacted by the serious anti-social nuisance. They were considered party to the complaints made to court and given the documented complaint to additional noise, the writer also considers them party to this email.**  
The council with the support of our councillor Fulbrook took action to evict the noise abuser, it went to court and he is no longer with us. The residents suffered two years of noise abuse and documented mental health issues as a result. We are sensitive to any additional noise and do not wish to be exposed to this at all, and certainly not until 20:00 in the evening (some 3-4 hours after end of standard working hours). Any noise at the top of the residential or office block will carry throughout the residential block.
2. Protected tenancy against noise: as a result of the extreme suffering of the block to noise, the vacated flat at the top floor (opposite the proposed roof terrace) was officially protected by Camden from any new tenant being a known disruptor given what had been experienced. It seems unconscionable

then that permission can be granted to allow new noise for an antagonistic period well into the evening that directly contradicts the sympathy of Camden?

3. Light well reverberation issues, NOT just music – The shape and format of the space between the office and block of flats is an echo chamber. Vocal noise/chatter/laughter on the Earlham Street/Mercer Street (front of the block of flats) raises up over the building and drops to the rear internal courtyard. Noise generated within the courtyard reverberates around the flats – for example a worker at the office has a motorbike and the whole block hears when it arrives and each time it is started up. The problem with any roof terrace activity is not just music but vocal noise and chatter. The acoustics of the space carries and reverberates throughout the flats, from top to bottom.
4. Privacy – the sight line of the terrace affects bedrooms and eat-in kitchens of residents. The noise from any terrace will be disruptive and make residents self-conscious inside their homes
5. Size of the terrace – if a handful of people making noise at the front of the block Earlham Street/Mercer Street can be heard at the back of the building then a roof terrace space of 50m<sup>2</sup> and the multiple of dozens and dozens of people that entails drinking/partying/socialising directly from the rear will be unbearable given the acoustics of the property
6. Quiet enjoyment further disrupted – any new terrace or extended hours of use will further erode the already fragile quiet enjoyment of the flats in the block
7. The acoustic report was lacking as it seems no acoustic measuring/monitoring from the residential receptor side seems to have been done: this does not take account of how sound “bounces” onto us or how the residential building distributes sound throughout it
8. Standard working hours in London are 8-4pm/9-5pm: having a roof terrace open until 8pm for 240-180 minutes beyond standard working hours is extremely excessive and completely objectionable.

Yours sincerely

Brian Watters  
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