

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4509/P	Susanna Lumsden	1 Nordic Mews 85 Chalk Farm Road London Nw1 8AR	01/09/2014 14:28:48	OBJNOT	<p>Re: 2014/4509/P - Variation of condition 1 of PE9800608R2</p> <p>I am the owner of the properties 1-2 and 3 Nordic Mews, which abut the property to which the planning permission relates.</p> <p>I write to object to the planning application, 2014/4509/P, as noted above, on the following grounds:</p> <ol style="list-style-type: none"> 1. the business being operated generates noise that has a negative impact on my ability to enjoy my home, 1-2 Nordic Mews, and that of my tenants in 3 Nordic Mews, to enjoy theirs. Increasing the operating hours will only increase this negative impact 2. the requirement to 'safeguard the amenity of the adjacent premises and the area generally' for which the condition was imposed in March 1999 is now more pertinent than ever, following the increase in residential use of immediately adjacent properties 3. the requirement to 'safeguard the amenity of the adjacent premises and the area generally' for which the condition was imposed in March 1999 is now more pertinent than ever, following the increase in the intensity of the activity to which the condition relates <p>By way of detail:</p> <ol style="list-style-type: none"> 1. Loss of Amenity from Noise <ul style="list-style-type: none"> • the business being operated generates noise that has a negative impact on my ability to enjoy my home, 1-2 Nordic Mews, and that of my tenants in 3 Nordic Mews, to enjoy theirs. Increasing the operating hours will only increase this negative impact. <p>The noise is shouted instructions, often amplified through a sound system and loud music, also amplified through a sound system, often with a heavy base.</p> <p>The exercise classes to which the instructions and music relate are run throughout the day during operating hours but are programmed to attract clients outside of core working hours which means the noise is at a time when it can reasonably be expected that I or others are at home ie before 8.30am and after 5.30 pm during the week and at the weekend.</p> <p>When classes are running, sound leaks out of the building when the windows are closed and even more so when the windows are open, which is regularly the case. At the same time, the front door is often left open which also allows sound out.</p> <p>The sound system being used is very powerful and of a commercial rather than domestic specification. Despite repeated requests to Joe Proops, the manager, no effective measures to mitigate the noise transfer through the building fabric have been made and requests to reduce volume and or shut windows are consistently ignored.</p>

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I have opened a case with the Camden Environment Team, ref. flare complaint 178013 and am aware of other residents in Stockholm Apartments who feel they are negatively impacted by the noise.

2. Increase in requirement to safeguard amenity of adjacent premises

- the requirement to ‘safeguard the amenity of the adjacent premises and the area generally’ for which the condition was imposed in March 1999 is now more pertinent than ever, following the increase in residential use of immediately adjacent properties

When condition 1 of PE9800608R2 was imposed in March 1999, the stated reason was to ‘safeguard the amenity of the adjacent premises and the area generally’. At the time, the adjacent site, 85-86 Chalk Farm Road was a petrol station/garage. Since 2009, however, the site has been redeveloped to create 13 apartments and 3 houses (planning application 2006/3669P, granted 05.01.2007). The properties are 1-14 Stockholm Apartments and 1-3 Nordic Mews. 81-84 Chalk Farm Road is now entirely surrounded by residential properties. Further more as the building is remote from Chalk Farm Road and relies on access through a Yard which has residential uses on three sides.

See over for Site Plan and Detailed Site Plan.

Site Plan Showing Adjacent Uses

Detailed Site Plan Showing Residential Access Route

3. Increase in level of activity to which existing condition relates

- the requirement to ‘safeguard the amenity of the adjacent premises and the area generally’ for which the condition was imposed in March 1999 is now more pertinent than ever, following the increase in the intensity of the activity to which the condition relates

When the condition constraining operating hours and start time of classes was imposed, exercise classes were a supporting activity to a ‘fitness offer’ which was principally a gym for individual exercise. Now the exercise classes are the principal activity of the ‘fitness offer’ and classes run continuously during the opening hours in 5 studios.

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I look forward to hearing back with confirmation that this objection has been formally registered and confirmation on next steps as a result of this. I also confirm that I wish to be notified of the committee date.

Yours sincerely

Susanna Lumsden
