

Comments Form

Name... SUSANNA LUMSDEN
Address... 1-2 NORDIC MEWS 85 CHALK FARM ROAD
LONDON NW1 8AR
Email address... [REDACTED]
Telephone number... [REDACTED]
Planning application number... 2014/4509/P
Planning application address... 81-84 CHALK FARM ROAD

I support the application (please state reasons below)
I object to the application (please state reasons below)



Your comments

Please attached letter dated 01 09 14 ~~2014~~

Susanna Lumsden
1-2 Nordic Mews
85 Chalk Farm Road
London NW1 8AR
susanna@malaise.com
07872 997888

Application Comment
London Borough of Camden
Development Management
London Borough of Camden
Town Hall, Argyle Street
London WC1H 8ND

01.09.14

Dear Sir/Madam

Re: 2014/4509/P - Variation of condition 1 of PE9800608R2

I am the owner of the properties 1-2 and 3 Nordic Mews, which abut the property to which the planning permission relates.

I write to object to the planning application, 2014/4509/P, as noted above, on the following grounds:

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

By way of detail:

1. Loss of Amenity from Noise

- 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.

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.

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.

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.

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.

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.

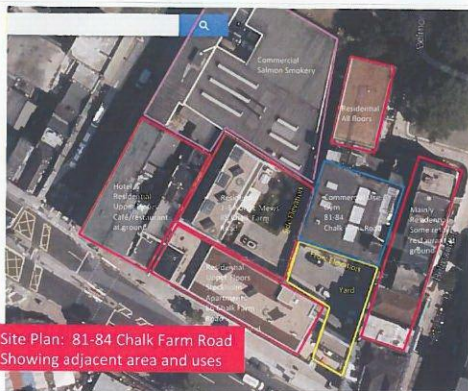
2. Increase in requirement to safeguard amenity of adjacent premises

- 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

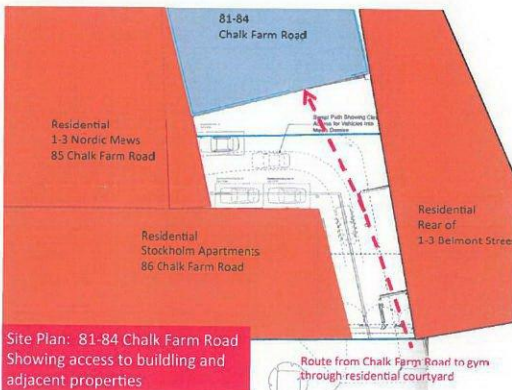
When condition 1 of PE9800608R2 was imposed in March 1999, the stated reason was to 'safeguard the amenity of the adjacent premises and the area generally'. At the time, the adjacent site, 85-86 Chalk Farm Road was a petrol station/garage. Since 2009, however, the site has been redeveloped to create 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.

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,

A large black rectangular box redacting the signature of Susanna Lumsden.

Susanna Lumsden

Comments Form

Name SUZANNE KEOGH

Address 5 BELMONT ST, NW1 8HJ

Email address [REDACTED]

Telephone number [REDACTED]

Planning application number APPLICATION REF: 2014/4509/P

Planning application address 81 CHALK FARM RD, NW1 8AR

I support the application (please state reasons below)

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I object to the application (please state reasons below)

☒

Your comments

I strongly object to the application referred to above. My property is located at the back of Mosaic Gym and I am constantly disturbed by the classes held at the gym. If classes are permitted earlier in the morning and later in the evening, this constitutes an even greater disturbance at hours when I (and all my neighbours) are sleeping. This noise pollution is unacceptable so close to residential buildings. There is already a lot of noise in this area without this gym adding to that pollution at hours when it is relatively quiet and when residents are sleeping.