

**Dike, Darlene**

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**From:** Simon Burke [REDACTED]  
**Sent:** 17 April 2015 12:19  
**To:** Carr, Seonaid  
**Cc:** Planning; Clive Henderson; cicc cicc  
**Subject:** Camden Ref: 2015/1281/P

**OBJECTIONS TO PROPOSED BUILDING UCLH PHASE 5 CAPPER STREET AND HUNTLEY STREET WC1**

Dear Sir/Madam,

We are the owners of Flat 43 Gordon Mansions, Torrington Place WC1E 7HG We write to voice our strong objection to the proposed new UCLH hospital building which will be built right opposite our second floor apartment.

Our concerns and objections are many and varied and (we understand) will be addressed more specifically in the submission to be made by our Gordon Mansions Residents Association but principally:

- We feel that bringing two hospitals onto this site will create a building that is just way too big for its envelope, as evidenced by the fact that in order to fit all their operations the basement will be excavated to FOUR stories deep. An operating hospital with some 1200 visitors per day will seriously disturb the quality of life for the long time residents of Huntley Street, up until now a very quiet and pleasant place to live.

- The Hospital is planning to build the new building to the height of the Gordon Mansions block next to it, in direct contravention of Camden's local planning policy (Fitzrovia Area Action Plan) which caps it at the height of the existing old Royal Ear Hospital which is two stories lower! How can the council allow a building to be two stories higher than its stated policy?!!!

- We are concerned at the noise from the proposed airconditioning on the roof of the new building

- We are very concerned at the problem of overlooking from the proposed roof garden on the new building

- Most of all we are absolutely aghast that our particular apartment will lose significant amounts of sunlight and daylight - so drastically in fact that in our case we believe our resulting daylight will be below official guidelines. This is quite unacceptable to us.

We understand that the hospital has every right to develop its property sites and we have no problem with a hospital building being built on the site opposite our building but we strongly feel that this new building is too much, too big, too high and has been designed blatantly flouting the planning policies of Camden Council, and with disregard for the serious impact it will have on the quality of life for the residents of Gordon Mansions. I very much hope that our concerns will be taken into account as this proposal is considered by Council.

Please do not hesitate to contact me if you require further representation.

Yours Sincerely

Simon Burke

Peter Citroni

Flat 43 Gordon Mansions  
Torrington Place  
LONDON WC1E 7HG

## Dike, Darlene

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**From:** Neil Buckland [REDACTED]  
**Sent:** 17 April 2015 15:18  
**To:** Carr, Seonaid  
**Cc:** Planning  
**Subject:** Planning Application ref: 2015/1281/P

Dear Seonaid,

Re: Planning Application ref: 2015/1281/P  
Site Address: Former Royal Ear Hospital and Former Student Union Building Capper Street / Huntley Street, London WC1E 6AP

In respect of the above-stated Planning Application, CLIC Sargent as partners of University College London Hospitals NHS Foundation Trust (UCLH) support them in the need for this type of facility. CLIC Sargent own residential properties named 'Paul's House' at 62-66 Huntley Street and provide a 'Home from Home' service where children and young people who are receiving cancer treatment, can reside with their families/carers. Treatment is provided at UCLH and Great Ormond Street Hospital.

Having reviewed the application documentation, the following comments and concerns are made, which I trust will be taken into account when you are considering the outcome of the application:

- 1) Due to the residential nature of our properties, concern is raised as to the impact of overlooking from windows to the new Hospital frontage to Huntley Street and request whether measures can be put in place deal with this. In addition, I understand that the Hospital will operate during normal working hours but during winter months, there is likely to be artificial light spillage across the street into neighbouring properties, therefore appropriate controls are required.
- 2) The scale of the new building will impact on the level of daylight / sunlight to our properties. I note there is general mention of 'reduction of light but in line with planning policy', therefore request that detailed consideration is given as to light reduction to the residential properties.
- 3) Our major concern relating to the construction works is that there is a significant health risk of aspergillus arising from demolition and ground/excavation works which would put our service users who have suppressed immune systems at particularly high risk of infection. We have raised this point with UCLH and will be further engaging with them as to impact of this and mitigation measures as part of the construction management plan. It is therefore imperative that comprehensive health and environmental controls are put in place for the whole redevelopment project.
- 4) In terms of the overall development programme including enabling infrastructure works within highways, it is essential that we are fully consulted on the project programme due to impact on 62-66 Huntley Street. From the information submitted in the Planning Application, Huntley Street will be the main point for site access, therefore not only is site traffic going to be a considerable issue but overall noise, disruption and disturbance from the entire works to properties in the immediate vicinity of the site.

I shall be grateful if you will acknowledge receipt of this email and keep me informed of progress in respect of our comments.

Yours sincerely,

Neil Buckland

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**Ref: 2015/1281/P. UCLH Phase 5, Capper Street & Huntley Street, WC1**

My name is Sandra Wheen and I live in Flat 30 Gordon Mansions, Huntley Street, Torrington Place, London WC1E 7HF. Telephone: 020 7637 8456. I am in the block which adjoins the development site.

I am writing to **object** to UCLH's Planning Application 2015/1281/P. I object to the building because of the harmful impact it will have on Gordon Mansions residents. But if it goes ahead I hope Camden will mitigate the impact on residents by imposing planning conditions helpful to us:

**PLANNING CONDITIONS WHICH COULD HELP RESIDENTS**

**1. Servicing hours.**

Suggested condition: that servicing hours are from 8.00am until 9.00pm Monday to Friday only so that residents can have quiet nights and weekends. UCLH are proposing 24 hour servicing, mostly through the loading bay at the rear of the building but with daytime deliveries of mail to Huntley Street/local roads. The proposed loading bay is close to the rear of Flats 17-30 Gordon Mansions. It is reached by a long, one-way approach known as Shropshire Place. Vehicles will have to back the full length of this approach before parking inside the enclosed loading bay. The approach is separated from the rear of Gordon Mansions only by a two storey building which will not protect us from the noise of vehicles backing into the loading bay.

**2. Backing Beepers on delivery/service vehicles.**

Suggested condition: that backing beepers must be switched off on all vehicles backing along Shropshire Place into the loading bay.

**3. Parking.**

- (a) Suggested condition requiring electrification of UCLH's ambulance fleet – to reduce pollution and noise for residents and the area generally.
- (b) Suggested condition that UCLH come back with details of how they will enforce the proposed PTS Ambulance Parking Exclusion Zone (for both UCLH and Contractor ambulances). I think this is necessary because Camden Traffic Wardens are not empowered to enforce hospital regulations.
- (c) Suggested condition that the hospital should ban UCLH and Contractor ambulances from waiting with idling engines – to reduce pollution and noise for residents and others.
- (d) Wish - that the single yellow line outside Gordon Mansions' two entrances on Huntley Street be restricted for use for delivery and set down by residents only. Otherwise we are likely to find all spaces taken by vehicles connected with hospital visits eg Blue Badge/dispensation visitors who can stay for 3 hours. This can be a problem for us if we need delivery or set down at our front door ourselves.

**4. Pigeon perches.**

Suggested condition that (if the hospital find they get a pigeon problem from the small window ledges above windows) the hospital should include Gordon Mansions free of charge in any pigeon eradication programme undertaken by them at their Phase 5 building. We have a

serious pigeon problem at Gordon Mansions so I am uneasy about the small window ledges above the windows of the proposed building. I understand they would need to be at a 45% angle and faced with a slippery material to make them impossible for pigeons to roost on and they do not look as though they meet these criteria. Ideally I think these ledges should be taken out of the plan and a less pigeon-friendly way found of achieving a similar visual effect.

**5. The small tree planted in the pavement outside the Students Union**

Suggested condition that the tree be kept, or if it gets damaged during the works that it be replaced.

This is a small hawthorn (or similar) tree on the pavement outside the Students Union, close to Gordon Mansions. It has been there for about 5 years and was negotiated for by the former Chair of our Residents Association Bertie Dinnage (now deceased). It is the only tree in Huntley Street at present.

**6. Air conditioning noise**

Suggested condition that air-conditioning noise is set at a much lower level than that proposed with lowest levels at night.

I understand that the level set for air conditioning noise from the proposed building is close to what we are already experiencing at the rear of Flats 17-30. With this level of noise I am not able to open my bedroom window at night. Until now Huntley Street has not had air conditioning noise. It will be difficult to live here if rooms on all sides of the flats are equally affected by high levels of air conditioning noise.

**MY GENERAL OBJECTIONS TO THE PLAN**

**Introduction**

UCLH are trying to squeeze two existing hospitals into one narrow site which is not big enough for both of them. To get round this they plan to dig deep and build high flouting local policies and guidelines. It is the local residents who will suffer. I think Camden Planning should stand by its own policies and protect us.

**Height of Building.** At six storeys high the proposed new building contravenes Camden's local plan (The Fitzrovia Area Action Plan) which specifies that any new building on that site should not be higher than the four storeys of the existing old Royal Ear Hospital. To parts of the roof they want to add plant equivalent to two further storeys. I think that the building should be two storeys lower than the proposed 6 storeys.

**Depth of Basement.** Although the Planning Application details refer to a 3 storey basement, it is more accurate to describe it as a 4 storey basement because one of the storeys is of double depth. Ie they are planning a basement which is as deep as the present Royal Ear Hospital is high. This deep excavation immediately adjacent to Gordon Mansions could harm our building leading to cracking of plaster and brickwork and to shifting of window and doorframes. I think the basement should be two storeys less deep.

**Loss of daylight and sunlight.** Because of its height the new building will reduce daylight and sunlight to all residents in Huntley Street. The Gordon Mansions flats most affected will be those opposite the new building. For a considerable number of those flats daylight will be reduced to below guideline levels. I think the Planning Process should protect residents from loss of light below guideline levels.

**Ambulance Parking in Huntley Street & Environs**

UCLH are sticking to their policy of not providing off-street parking on their Huntley Street campus. Instead they mean to go on requisitioning single yellow lines on public streets. This has led to all the streets with single yellow lines on both sides of the Tottenham Court Road becoming one great ambulance park.

The hospital are trying to address this problem (which expands with every new building they put up) in their Strategy for Patient Transport Services by designating Huntley Street and the surrounding area as a UCLH Ambulance Parking Exclusion Zone.

This will have the effect of turning a stationery ambulance park in local streets into a cruising fleet (parking on the move). This will increase pollution and seems likely double the number of ambulance visits to Huntley Street.

I think Camden should require the hospital to provide its own short-term off-street parking for ambulances on their Huntley Street campus in accordance with aims of the West End Project to improve the public realm in this area.

**Dike, Darlene**

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**From:** Helena Azzam [REDACTED]  
**Sent:** 18 April 2015 22:21  
**To:** Planning  
**Subject:** Attention Seonaid Carr Application No: 2015/1281/P

Dear Sir or Madam,

I wish to object most strenuously to the proposed building in Huntley Street.

I live in the Georgian terrace in Huntley Street and have done so for 35 years and in this time have seen the atmosphere and character of the street becoming more and more oppressive as the buildings rise ever higher. Now a 6 storey building is planned by UCLH, which will totally dwarf the Grade II listed Georgian terrace opposite and totally block the available sunlight we currently enjoy as well as reducing the daylight by a substantial amount. I feel that the amount has been severely underestimated.

The plans make much mention of the proposed building's height being less than that of Gordon Mansions and the photographs and drawings are all taken from the very advantageous angle where the disparity in height between the proposed new building and the opposite facing Georgian terrace is not seen. This is unjust and plays down the impact of the building's height in relation to the Georgian terrace.

Yet more air conditioning will add machine noise to what is already readily audible, especially at weekend nights.

In the past few years Huntley Street has been a never ending building site starting with the conversion of the Rockefeller Nurses' Home to the Paul O'Gorman Cancer Research Centre, the conversion of 62-66 Huntley Street to the Clic Sargent House, the demolition of the Elizabeth Garrett Anderson Obstetric Hospital and building of the UCH Macmillan Cancer Centre, the refurbishment of the old police flats by Barretts, various refurbishments of Gordon Mansions and the afore mentioned Georgian terrace and latterly the demolition of the Rosenheim Wing. We all need a break from the noise, dust and stress of constant building work. More cannot be borne, especially in the light of the proposed changes to the area by the West End Project. To enable UCLH to build such a very high and deep building can only add a tremendous amount of traffic to use Huntley Street, which is currently frequently congested by ambulances, hospital cars and parked vehicles with disabled access. This will only become worse, especially with some roads in the surrounding areas planned to be closed as part of the West End Project.

In the proposed drawings, although mention is made of Sheffield stands for cyclists, they are not shown, apart from where they are specifically mentioned. The pavement is narrow and I fear that the plans for Sheffield stands with attached cycles will not allow such things as twin buggies or mobility scooters to pass easily along the pavement. Neither will they be able to easily cross the road between the parked.

I have noticed that with each project more and more standing water remains on the road after rain showers and pedestrians are permanently in danger of being splashed. This is never rectified once the building work is completed. The area in Capper Street at the corner of that and Huntley street is particularly bad as is outside number 60-62 Huntley Street.

If the proposals are accepted and allowed, please can it be considered to allow some respite from the constant building work we have all recently suffered by at least 18 months?

Yours sincerely  
Helena Azzam.

