

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1579/P	David Burnie	Contemporary Dance Trust The Place 17 Dukes Road	27/04/2015 09:25:53	COMMNT	<p>As the owners of The Place, 16 Flaxman Terrace the planning application in respect of the new residential premises at the rear of 137 Euston Road gives us a number of concerns. As you are aware our premises are the home of an internationally renowned contemporary dance school, touring company any theatre. The proposed new build would adjoin our existing studio block.</p> <p>Firstly the proposed building will extend beyond the current front of our studio block, which would alter both the external line of our building and more importantly could impact on the quality of light in the studios. From the architects views provided the construction would appear to impact on the studio windows facing Flaxman Terrace. There is also a potential issue of privacy with the balcony giving a view into the studios.</p> <p>Secondly the studios are used from 8.00am until 10.00pm for seven days each week – both for our own activities and for the benefit of external hirers. The position of a residential property abutting the wall of the studio block would undoubtedly impact on the types of music which could be used in the studios. We currently work hard with neighbouring residents associations to minimise noise complaints but a property directly abutting the studio block would undoubtedly further restrict our activities.</p> <p>Thirdly the area in front of our building is used by students and other users of the facilities as an external seating area. This would be impacted by the addition of a three storey building in the site. Finally from the architects views provided it appears that the construction would block an existing window in our top studio which currently faces east looking down Flaxman Terrace towards Bidborough Street.</p>

2015/1579/P	David Burnie	Contemporary Dance Trust The Place 17 Dukes Road London WC1H 9PY	27/04/2015 09:27:48	COMMNT
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