

Gordon Mansions Residents Association

Please reply to: Clive Henderson, Chair, Gordon Mansions Residents Association,
5 Gordon Mansions, Torrington Place, London WC1E 7HE.
email: cliveNhenderson@yahoo.co.uk mobile: 07967 856 167

**Regeneration and Planning,
Development Management,**
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

12th November 2015

For the attention of Michael Cassidy, Planning Officer, West Area Team

By email to: michael.cassidy@camden.gov.uk and planning@camden.gov.uk

Dear Michael Cassidy,

Re: UCLH: Compound to rear of 43-49 Huntley Street, London WC1E 6DG:
Retrospective temporary permission for retention of oxygen equipment enclosure.
Planning Application ref: 2015/5035/P

I am writing on behalf of Gordon Mansions Residents Association (GMRA).

Further to my telephone conversation with you earlier this week, thank you for enabling the documents for this application on Camden's planning website to be seen; (none of the documents were previously available to the public, apparently due to a mistaken default).

Non-notification to Gordon Mansions residents and Residents Association:

I was unaware of this application until very recently, because Camden did not send notification letters to residents or to our Residents Association, even though no. 43-49 Huntley Street (former Medical Student Union building) is on the party wall with Gordon Mansions (first block, flats nos. 1 to 30).

Looking at the applicant's drawing "Proposed Capper Street Elevation", the tall building on the party wall, behind UCLH's Oxygen Storage Tanks, is the flank wall/party wall of the Gordon Mansions flats.

Considering No. 179a Tottenham Court Road is considered a "neighbour" on Camden's planning website for this application (even though it is some considerable distance away and is not a party wall neighbour), it seems strange that the Gordon Mansions flats are not considered a neighbour. In the circumstances, we feel that our party wall flats should have received notification.

Email correspondence from UCLH:

As chair of GMRA, during the summer I received an email of 17/6/2015 from UCLH's consultant (Donna Simmons/Riley Consulting) to inform us about works to accommodate temporary oxygen tanks in the rear year of 43-49 Huntley Street.

Prior to this very brief email (and without any explanation for the reason), we knew nothing of this proposal, and thus I wrote a detailed email dated 18th June 2015 to UCLH's consultant Sam Bevin/Ridge & Partners LLP, asking various questions, including safety issues for our next door residents concerning the proposed Oxygen Storage Tanks.

Despite subsequent promises, I/we have not received any reply to date to the questions raised in my email of 18/7/2015.

I enclose a copy of the email correspondence.

Considering that there was good liaison and pre-application meetings during 2014/2015 between UCLH and GMRA prior to UCLH's application for their Phase 5 on this Huntley Street site, we are surprised and disappointed at this subsequent lack of communication and response.

Continued to page 2

Re: UCLH: Compound to rear of 43-49 Huntley Street, London WC1E 6DG - *continued:*
Retrospective temporary permission for retention of oxygen equipment enclosure.

Planning Application ref: 2015/5035/P

Objections:

I appreciate that the Oxygen Storage Tanks are already installed (and according to the applicants letter only until end of November 2015), and thus fait accomplis, but in the circumstances we would like the object on the following grounds; and especially to ensure that there are Conditions:

- (1). There is no **Statement of the Safety Issues regarding the Oxygen Storage Tanks**.
We would ask that there is such a Statement for distribution to residents, as requested in my 18/7/2015 email to UCLH.
- (2). As in my email to UCLH, I understand that the filling process can be very noisy. The Noise Impact Assessment does not indicate how noisy this process is. Also, the Assessment does not take account of any noise that will reflect off the rear buildings to the rear windows of the Gordon Mansions flats that overlook the neighbouring open Yard of 1-19 Torrington Place (UCL).
- (3). We ask for a **hours Condition** that the filling process only takes place Monday to Friday: between 9.00am to 6.00pm, to ensure no disturbance to residents.
- (4). Although this is a Temporary permission, we would ask that the **period is limited to 6 months**; i.e. to end of this year/start of next year, to ensure that this really is short term. UCLH's application indicates end of November 2015.

If you have any queries on anything in our letter, do please contact me on my

Yours sincerely,

Clive Henderson,
Chair,
On behalf of Gordon Mansions Residents Association.

Copy: Sandra Wheen, Secretary/GMRA
GMRA Committee
Cllr Rishi Madhani, Ward Councillor