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Regeneration and Planning,
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Your ref 2015/5709/P
Our ref Repts TUNE HOTEL
Direct line 0203 147 1632
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2nd November 2015

Dear Zenab,

**COMMENTS ON APPLICATION REFERENCE 2015/5709/P
Tune Hotel 322-326 Gray's Inn Road & 76-78 Swinton Street London WC1X 8BU**

Erection of new rooftop extension and seven storey rear extension from lower ground to sixth floor to provide additional hotel (Use Class C1) accommodation, relocation of existing plant and installation of new plant and associated works.

I write to object on behalf of my Client, UCLH NHS Foundation Trust, to the above mentioned application. UCLH has a variety of concerns in relation to this application.

UCLH has a number of medical buildings within its Estate within the London Borough of Camden. Its Royal National Throat, Nose and Ear Hospital (RNTNE) immediately adjoins the north and east elevations of the subject site at 330 Gray's Inn Road.

UCLH seeks to work in a constructive and pragmatic manner with the owners and occupiers of buildings adjacent to their properties. It understands that Tune Hotel's proposals form a future ambition to build on the success of the existing hotel. UCLH is supportive of their development within the Borough but UCLH must ensure that they fully protect hospital operations and the care of their own patients and staff. UCLH is an essential medical provider in the area.

UCLH's objection to Tune Hotel's application mainly concerns the potential construction impact on the running of the RNTNE hospital. We have reviewed the application, particularly the submitted acoustic report, and note that there has been no consideration to ensure the proposed development does not cause harm to the RNTNE as a neighbouring property during the construction period.

Policy DP28 of the DPD relates to noise and vibration, and states that LBC will not grant permission for development which generates noise pollution and causes harm to the amenity of local residents as a result of the demolition and construction phases.

The clinical activity within the immediate vicinity at the RNTNE is highly sensitive to noise, vibration and dust. The building to the rear of the subject site houses wards from the 1st floor to



the 4th floor, with theatres and recovery on the 5th floor, together with a sleep clinic. These clinical activities are particularly sensitive to noise and vibration. This is particularly the case for ear surgery patients that are very sensitive to noise post operatively and have open wounds. Furthermore, dust generated from the demolition and construction represents an Infection Control concern to UCLH.

There are also hearing clinics on the ground floor of the building across the courtyard which use sound proof booths that are currently just on the margin of being sound proof. Any construction noise or vibration would adversely affect the integrity of the booths and therefore directly impact the Hospital's service.

In light of the above, UCLH is keen to ensure that construction activities on site will not negatively impact on the running of the RNTNE hospital. A Construction Management Plan which should identify measures that will reduce the impact on the local amenity, particularly vulnerable patients at the RNTNE hospital, is essential. As part of the application the management of construction has not been addressed and the submitted Acoustic Report does not consider the construction impact of noise and dust on the neighbouring amenity. In light of this, as it stands, the proposed scheme does not accord with policy DP28 of the development plan.

In light of the above comments, UCLH therefore respectfully request that UCLH's comments are fully taken into consideration in the determination of this application. It is essential that the care of UCLH patients and staff is fully considered and adequately safeguarded.

Should you have any questions or concerns, please contact Emily Cochrane of these offices on 0203 147 1632.

Yours sincerely,

A handwritten signature in black ink that reads "Jones Lang LaSalle Ltd." in a cursive script.

JLL