

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6809/P	Tamar House RTM Co Ltd	6 Tavistock Place London WC1H 9RD	12/01/2016 23:00:25	COMMCO MPAP	We write as directors of the Tamar House RTM Company, on behalf of 31 leaseholders in the block of flats adjacent to 16 Tavistock Place – that is, flats at 6, 8,10,12,14, and 14A Tavistock Place. We urge Camden Council to take into consideration the following points regarding planning application 2015/6809/P.

NOISE POLLUTION FROM THE NEW FACILITY

1. We are concerned that the proposed dental facility will use a compressor. Compressors are very large and noisy devices which are on constantly during office hours. This will certainly impact on adjacent leaseholders in Tamar House both through noise and vibration. If a compressor is installed then it must be of a high quality with accompanying noise and vibration sound-proofing. This compressor must not cause any disturbance to the residents of Tamar House. There are several elderly, retired residents in Tamar House. There are also students and residents who work from home, so there are potentially many residents who could be disturbed by daytime noise from 16 Tavistock Place.
2. Similarly, any planned air-conditioning units must be sound-proofed and cause no disturbance to the residents of Tamar House.
3. It should be pointed out that although the application indicates 9-5pm work on weekdays this is currently not the case with the existing dental facility which advertises late night and Saturday and Sunday operating hours.

NOISE POLLUTION DURING BUILDING WORKS

The fabric of Tamar House is such that when drills and similar tools are used in one part of the building the sound carries through the whole building.

1. There should be no work at weekends or bank holidays and weekday working should not take place before 9am or after 5pm. This should be set out in a Construction Management Plan (CMP).
2. There should be strict observance of the construction management plan's noise reduction sections, especially use of silencers and installation of acoustic insulation on the party wall.
3. There should be continuous noise-monitoring with disclosure of monitoring data to ourselves, as representatives of residents in this block.
4. Air conditioning plant should be specified before approval is given, with details of the sound it will generate and the measures being taken to protect neighbours from plant noise.
5. Compressor placement and quality should be specified before approval is given, with details of the sound it will generate and the measures being taken to protect neighbours from plant noise.
6. There is a family living in 14A Tavistock Place who have a child with a moderate learning disability

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					<p>and accompanying sensory issues. Camden Council must take into account the Disability Discrimination Act (2010) and make “reasonable adjustments” to diminish the effects of noise and disturbance during works and during the operation of the dental facility itself. Any works need to be subject to a detailed and precise building CMP plan which has been agreed by the RTM of Tamar House. Any noisy works would require soundproofing of the adjacent area while work is in progress. There must not be any work at all at the weekend or after 5pm during weekdays. Nor should these works take place during public holiday periods. The duty of “reasonable adjustment” is a statutory duty.</p> <p>STRUCTURAL DAMAGE</p> <p>1. Tamar House is a listed building. Basement works, adjoining roofs and excavation have the potential to undermine the interior and exterior fabric of the building.</p> <p>FUTURE USE</p> <p>1. This part of Tavistock Place is almost entirely residential. The existing Dental Practice is surrounded by 41 flats (16 Tavistock Place and Tamar House). It is not appropriate to expand this residential section of the area into business use space.</p> <p>2. We are concerned that whilst this refurbishment is for a dental practice, there is a potential for a variety of uses in the future. If permission goes ahead, The RTM would want it clearly stated that the use is not intended for other uses than what is indicated in the plans.</p> <p>[These comments have also been posted to you]</p>

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