

Gentet, Matthias

From: Phillips, Kate
Sent: 11 January 2016 09:22
To: Planning
Subject: FW: Planning Ref: 2015/6809/P
Attachments: TM Dentist petition 1.jpg; TM Dentist petition 2.jpg

Good Morning,

Please could this be logged as an objection. (see also petition as attachment)

Kind regards

Kate Phillips
Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Ph: 0207 974 2521

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From: Clem Alford [mailto:]
Sent: 10 January 2016 21:46
To: Phillips, Kate
Subject: Planning Ref: 2015/6809/P

Dear Ms Phillips,

I am writing with reference to the planning application 2015/6809/P which is the application of the dental practice on the ground floor of Tavistock Mansions WC1H9RU to take over the basement to extend his practice.

There are a number of points of objection to this application which have been raised with me as secretary of the Tavistock Mansions Leaseholder and Residents Association.

I am attaching signatures to a petition asking residents to sign or not. Most people have signed but those not included are flats 3, 8, 10, 11 and 12. This is not that they agree with the planning proposal, they oppose it as they have informed me by email and also they will submit individual objections but because they have

or are still either away over the Christmas break, abroad or have not visited the premises as certain leaseholders rent out their property. Should you require their acknowledgement it can be had. Tavistock Mansions consists of 10 flats. 6 are leasehold and the remaining 4 rental, tenanted from Camden. The dentist on the ground floor did not consult any resident prior to this planning proposal nor have we seen any street notice unless it had been taken down.

There are quite a number of issues raised by residents not only at Tavistock Mansions but by residents of the adjoining building, Tamar House, which should be considered by Camden with regard to this planning application.

Firstly it was pointed out to me by a planning specialist that there is a conflict of interest in that Camden, the landlord would be considering an application from a Camden council tenant who is a source of income to Camden. I was informed that this should be debated at council and maybe further referred up to the Secretary of State should there be any issue.

Secondly this is a beautiful old Edwardian block with quiet residential flats. Any future commercial development would spoil the charm of the building. Many tourists often snap the frontage. In the past and today even, there has been confusion with regards to the entrance to the dentist and I have along with other residents had their intercom system buzzed with dentist patients trying to mistakenly gain entrance. This problem would likely increase due to new patient numbers. Indeed I have even seen people wandering around inside having somehow gained entrance. This would be a security issue should there be a further extension to the dental practice. There would be congestion at the main entrance to the building as the proposed plan is to have the entrance to the dentist in the basement which is right next to the main door. This could also invite anti social behaviour such as litter, stubbed out cigarette ends and rubbish blowing into the basement area down the basement entrance steps.

Thirdly residents informally stored bicycles and small items in the basement over a long period of time without any incident since

there is little space in these flats. Camden council asked everyone to remove their cycles and belongings which was done. Electrical meters for the flats are also installed there. Health and Safety and a Fire risk were cited as the reason. Why then should there be any exception given to the proposed dentist plan to use this area in the basement? I was informed by my dentist friend that much of the equipment could be a hazard and certain equipment noisy which I understand may disturb our neighbour in the basement of Tamar House.

Fourthly within a 3 to 4 minutes walking distance from Tavistock Mansions there are 3 dentist practices. Two in Marchmont Street and one in Russell Court. I understand from the large banner that was until recently attached without consultation to the railings outside Tavistock Mansions that the proposed plan would be for expensive cosmetic dentistry which is hardly an essential health need.

Fifthly part of the plans as I understand it from a resident whose flat overlooks a small yard at the rear of Tavistock Mansions would have a new roof structure built. Apart from the disturbance by the builders themselves and access and dust, pollution etc. there are a couple of other issues here concerning this. 1) During major capital works on Tavistock Mansions, scaffolding is erected to service the brickwork windows etc. using that rear yard. How could this be done should there be a change in the building structure? There is no indication as far as I know in this regard and an alternate, if at all possible, would be very costly to residents. 2) The party wall to Tamar House would be used so there too may be a conflict of interest as residents use their back gardens in the summer. I understand Tamar House is a 'listed' building and Tavistock Mansions being attached may be considered a conservation building given its location. A further commercial development would detract from the Bloomsbury character. There might also be a future problem should the commercial use change.

These are some of the concerns that have been raised by both myself and residents at Tavistock Mansions and hope you take


them seriously into consideration before coming to a decision.

Yours Sincerely

Clem Alford

Secretary TMLRA

Flat 9


Please sign this if you disagree with Camden Council giving permission to the Dentist to take over the use of the basement at Tavistock Mansions. It will be a Health and Safety risk as well as a noise disturbance and our security will be affected.

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Name

Flat

[REDACTED]

[REDACTED]

[REDACTED]

14a Tavistock Pl
WC1H 9ED

[REDACTED]

Flat 9

Flat 4

[REDACTED]

Flat 7

Flat 5

[REDACTED]

6 TAV. MANORNS