

**Flat 8, 16 Tavistock Place, London, WC1H 9RU**

Ms Kate Phillips  
Planning Officer  
Regeneration of Planning, Culture and Environment  
London Borough of Camden Council  
2<sup>nd</sup> floor  
5 Pancras Square  
c/o Town Hall  
Judd Street  
London WC1H 9JE

14.1.16

Dear Ms Phillips,

**Planning Application, 2015/6809/P, Tavistock Mansions, 16 Tavistock Place, London WC1 9RU**

I am writing with reference to the above planning application in which the dental practice on the ground floor of Tavistock Mansions has applied to take over the basement of a residential building to extend to his practice.

I live at Flat 8, 16 Tavistock Mansions and this planning would have an impact on me as a resident. Please can you consider the following objections to this planning application:

1. Tavistock Mansions consists of 10 flats and the dentist did not consult or alert any residents regarding the planning proposal, nor have I seen any notifications outside the building. I'm not sure if this is strictly necessary but I think it gives an indication of the applicant's relationship with the residents, I have lived at Tavistock Mansions for 16 years and he has never shown himself to be friendly or accommodating which raises some concern in regard to any problems or issues arising from the expansion into the basement.
2. The building is primarily a residential mansion block and the plan is to create a commercial unit in the basement of our building, this is contrary to the intended character of the building. The current premises used by the dentist are entirely separate from the residential building, occupying a corner space completely closed to the rest of the building and with its own entrance some distance away.
3. There are 3 dentists within 5 mins walk of each other in this area. Tavistock Dental & Facial the planning applicant, specialises in commercial dentistry and Botox injections and evidently wish to expand

to a large practice. These are not NHS services and do not equate with medical necessity.

4. If the main access staircase from the pavement is to be replaced or refurbished, this will need planning permission and will be a new development in a conservation area adjoining a listed building (Design and Heritage criteria will then come into play).

The same would apply to the new roof at the rear and how it is to be supported. If this is to be incorporated into the building (number 14) adjoining, there will need to be a listed building consent.

5. There is concern over losing the rear passageway which has in the past been used to erect scaffolding for essential repairs to the mansion block, impacting on service costs etc.
6. The fact that this is a completely separate additional commercial unit adds to the risk of it being sub-let or assigned in the future to a separate entity, despite the restrictions mentioned.
7. There is no link internally between the ground floor and basement and patients, visitors, staff etc. will be expected to take the pavement stair access from straight outside the main residential front door. This leads to the concerns about suitability:
  - Obstruction - exiting from a relatively tight pavement staircase.
  - Conservation area status / View from the street.
  - Risk of anti-social behaviour with loss of a gate accessing the bottom of the front stairs.
  - Suitability as a split business premises.
8. Tenants/leaseholders were asked by the Council to remove all items stored in the basement for Health and Safety reasons, does this not apply in this case?

9. Increasing the area for medical use would increase the demand on cars, particularly for vulnerable patients and car parking is extremely limited in the immediate vicinity.
10. Camden Council encourages the use of bicycles in the Borough and the residents feel that the basement from the front would be better used as bike storage, thus helping reduce the demand on cars.
11. The provision of pavement grills to help light over the pavement in Herbrand Street also highlights concerns about the addition of litter and is a fire risk.
12. The ground floor dentist to whom the Landlord is trying to let the basement, has until very recently been flouting planning regulation by placing banners advertising on the actual main railings of this period residential block in a conservation area. How can we be sure that further signage is not going to be placed around the main access to the basement or anywhere else?

I hope you will give due considerations to my objections.

Yours sincerely

Beverley Campbell