

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

Ms Kate Phillips
Planning Officer
Regeneration of Planning, Culture and Environment
London Borough of Camden Council
2nd 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

A solid black rectangular box redacting the signature of Beverley Campbell.

Beverley Campbell

Rudall Crescent Residents' Association

17 Rudall Crescent
London NW3 1RR

12th January 2016

For the attention of Tessa Craig
Development Control & Planning Dept.
London Borough of Camden
Town Hall Argyle Street
London WC1H 8ND

Dear Ms Craig

**Planning applications 2015/6896/P and 2015/6903/P – 37 & 39 Rudall Crescent
London NW3 1RR**

I write on behalf of this Association and at the behest of several members who are concerned about these latest applications. The developer who owns these two properties has engaged in endless planning applications ever since 2011 and we are all getting exceedingly tired of it. Some background:

Numbers 37 & 39 Rudall Crescent are part of a wholly uniform terrace of five houses which were built in the late 1950s in the rear gardens of 4-9 Gayton Crescent. They are singled out for favourable comment in the Hampstead CA Statement (page 28) which states that this group of houses 'creates an appealing contrast to its Victorian neighbours, forming a continuous two-storey terrace with white painted wood cladding, set back behind a brick wall'. The terrace of five houses was one of 38 case studies of town houses by contemporary British architects singled out by Alice Hope in her book 'Town Houses' (1963 BT Batsford) having been designed by James & Saunders, Architects (nowdays the eminent firm Saunders, Boston). In it she refers to the houses as an example of 'ingenious planning and thoughtful architecture.' It is therefore not surprising that these houses are amongst those in Rudall Crescent which HCAS currently lists as 'making a positive contribution to the CA' (page 53).

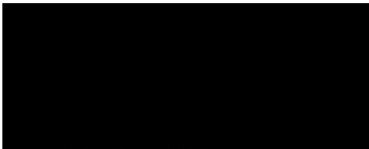
Despite this the developers' proposals for these two properties as finally agreed by Camden, will – once implemented - do quite a lot to damage to the unity of the terrace of five houses. In addition, planning permission granted by Camden to alter the frontage of Number 35 has also created an unwelcome precedent which also damages the coherence of the terrace. (This involves the replacement of the garage with a habitable room and fenestration on the front elevation which means that this property, which is in the middle of the terrace of five, will look quite different to the two houses on either side.)

Most recently Webb Architects, who are acting for the owners of No 35 as well as for the developer of Numbers 37 & 39, applied for permission to replace the wooden windows on the front and rear elevation at No 35 with aluminium windows. We were delighted that Camden refused permission for that but this was subsequently overturned on appeal. We would like to object to the same proposal as submitted (2015/6896/P) just as we did for No 35, but no doubt Webb Architects would also go to appeal on this application. This is despite Camden Conservation Area guidelines for Hampstead Village that like must be replaced with like.

As far as the other application for a large rear roof dormer on each property is concerned (2015/6896/P), it is true that these would not be visible from the streetscape in Rudall Crescent. However they will be more than visible from neighbouring properties - especially Numbers 35 and 41, given that the projection of the proposed dormers is so substantial. This raises issues of unnecessary bulk and the potential increase in overlooking which would be experienced by numbers 35 and 41, and particularly from the properties to the rear in Gayton Crescent. It is not true to say - as the architect submits - that the dormers are 'modest' in scale. They are not; they are enormous.

Furthermore and inexplicably, the proposals are for a huge dormer at No 39 and a slightly smaller one at No 37. It would have been preferable that both - if accepted - were of matching dimensions, thus at least making some sort of gesture in the direction of harmony and visual compatibility. We note that the photos of the rear elevation do not give a good idea of the likely impact of the proposed dormers and urge you to make a site visit so that you can see for yourself the overbearing nature of these windows. This will show that there are no such dormers on the other houses in the terrace of five. Webb Architects and the developer seem hell bent on wrecking the aesthetics of this terrace of post war houses.

Best wishes



Jenny Stevens
Planning Rep.

Cc Chair, Rudall Crescent RA

TAMAR HOUSE RTM COMPANY LTD

Address for correspondence: 6 Tavistock Place
London WC1H 9RD

12 January 2016

Kate Phillips
Planning Department
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

Application Ref 2015/6809/P

Dear Kate Phillips

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 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.

STRUCTURAL DAMAGE

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.

FUTURE USE

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.
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.

Yours sincerely

Diana Scarrott (Secretary)
Lou Stein
Peter Riach
Brian Thorn
Wendy Rowe

Directors, Tamar House RTM Company