

From: feedback@camden.gov.uk
Sent: 18 July 2016 17:33
To: Planning
Subject: Comments on a current Planning Application
Attachments: 20659504.htm; 20659504.xml; 20659504.pdf

PLANNING APPLICATION DETAILS

Year: 2016

Number: 3342

Letter: P

Planning application address: 1-7 Woburn Walk, London, WC1H 0JJ

Title: Mr.

Your First Name: Prakash

Initial:

Last Name: Kaneria

Organisation: Guidezone Limited, T/A Ambassadors Bloomsbury Hotel Comment Type: Object

Postcode: WC1H 0HX

Address line 1: 12 Upper Woburn Place

Address line 2: LONDON

Address line 3:

Postcode: WC1H 0HX

E-mail: Confirm e-mail:

Contact number:

Your comments on the planning application: I am writing to you in respect of the above application on behalf of my Company which owns and operates Ambassadors Bloomsbury Hotel at 12 Upper Woburn Place, London WC1H 0HX.

I object to the application for the following reasons.

Hotel Fire Exit Double Doors â Leading to Woburn Walk

As per the proposed planning application drawings the applicant is seeking to widen the ground floor entrance to its property as part of the redevelopment. In order for the applicant to do that it will need to encroach into the hotel property which would result in reducing the hotelâs existing fire exit from double to a single door.

Firstly, the Company will not agree to or allow any such encroachment into the hotel property in order to improve access to the applicantâs property.

Secondly, these changes would result in the reduction in the width of the hotelâs existing fire exit door which will be in violation of the current hotel fire safety requirement as under The Regulatory Reform (Fire Safety) Order 2005.

All the hotel's fire doors are designed to allow safe and speedy evacuation of all its guests and staff in the event of a fire. In case of a fire the hotel management would need to evacuate upto 200 resident guests, upto 400 conference delegates and upto 60 staff. Any reduction to the hotel fire exit doors would clearly affect the safe and speedy evacuation of these number of hotel guests and staff.

New masonry wall construction with parapet and flat roof to infill existing recess

As per the proposed planning application drawings the applicant is seeking to make the above alterations at 1st and 2nd floor level above the entrance to its property.

There are various hotel services (air conditioning, drainage etc) which run within this area. The hotel maintenance team require 24/7 access to these services. Construction as proposed by the applicant will result in the hotel losing access to its services.

IF YOU WISH TO UPLOAD A FILE CONTAINING YOUR COMMENTS THEN USE THE LINK BELOW

-

No files attached

ABOUT THIS FORM

Issued by: Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE
Form reference: 20659504

Our Ref : EW/KN2050/16
Your Ref : 2016/3342/P

Mr Jonathan McClue
London Borough of Camden
Planning Solution Team
c/o Town Hall
Judd Street London
WC1H 9JE

Planning@camden.gov.uk

18 July 2016

Dear Mr McClue

Woburn Buildings 1-7 Woburn Walk London WC1H 0JJ
Application Reference: 2016/3342/P

I write in reference to the above address and the planning application for "*Conversion of first, second and third floors from offices (B1a) to 5 x self-contained residential flats (4x1 bed and 1x2 bed) (C3) with associated alterations including 3 storey front infill extension and creation of 2 rear balconies.*"

I write on behalf of my client, Imperial London Hotels, who own seven hotels within 1 mile of the application site, including the County Hotel opposite.

My client has no objection to the principle of the above proposal. However, they would like to ensure that the Council give full and careful consideration to the need to ensure that the development proposals provide adequate levels of noise protection and amenity for future occupiers of the proposed flats.

Of particular concern to my client is ensuring that the day to day operation of their existing business is not compromised and that any noise emanating from their operation does not become an issue in the future to occupiers of the residential conversion. In particular, the County Hotel has a public entrance and a Brasserie terrace on Woburn Walk which can be a source of noise on occasion.

In the past, my clients have encountered considerable disruption and cost when complaints have been made by new residential occupiers adjacent to their hotels regarding noise from existing sources such as plant and equipment, customers, deliveries etc. despite having operated without issue for many years.

It is noted there is an extant consent to convert Woburn Buildings into three flats (under reference 2015/4272/P). Whilst the Officer's report to Members considered residential amenity of existing surrounding residential occupiers, it did not appear to fully address the impact of existing background noise on the amenity of the future occupiers of the scheme. As no Noise Assessment accompanies this application or any previous applications my client is therefore concerned that if the matter of noise and amenity is not addressed properly at the planning

Also at: Brandon House, King Street, Knutsford, Cheshire WA16 6DX
T: 01565 757500 F: 01565 757501 E: knutsford@walsingplan.co.uk
And in association with Ian Jewson Planning
T: 0117 3252000 E: admin@ianjewsonplanning.co.uk

Directors: Stephen Brooker Dip. T&CP.MRTPI. Mark Krassowski MRICS. Jonathan Vose Dip. TP. MRTPI
Crowderete Ltd. Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Company Reg No. 1840469 VAT No. 413303013

stage then the onus to rectify any potential future noise complaints falls away from the developer and onto the existing commercial operators.

In June 2016, the Council submitted the Camden Local Plan for independent examination. At paragraph 6.20 the emerging plan states "*Where uses sensitive to noise are proposed close to an existing source of noise or when development that is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application*". This is further supported by Policy 'A4 - Noise and Vibration' and the Council's supplementary planning document 'Camden Planning Guidance 6: Amenity' which sets out ways in which developers can minimise the impact of noise upon their developments.

In line with the above, we therefore request that the applicant fully assess the existing background noise levels prior to the determination of the application to ensure that the flats are adequately insulated from external noise sources. In addition we request that consideration is given to adequate ventilation in accordance with the findings.

Given the building is Grade II* Listed early consideration is absolutely necessary to ensure that acoustic screening can be built in without harming the fabric of the listed building. Following an acoustic assessment it may be found that, in order to achieve adequate noise levels, secondary glazing, ventilation cowls and/or trickle vents are required and as such details of their design and fixing would be necessary in order ensure the preservation of the historic character, fabric and setting of the listed building.

If the Council are minded to approve the application we request appropriately worded conditions are applied to ensure a good level of amenity for occupiers of the development is achieved without compromising the operation of nearby commercial premises. A suggested form of wording is set out below:

"Development shall not begin until a scheme to protect the proposed dwellings from noise has been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be implemented and retained for the lifetime of the development. The scheme shall ensure that the façade sound insulation of the dwellings will achieve the internal noise level requirements of BS 8233:2014 which are:

- 40dB LAeq, 16h for living areas during the day (0700-2300); and
- 35dB LAeq, 8h for resting areas at night (2300-0700).

I trust you will consider the above in your determination of the application.

Yours sincerely



Emma Whitney BA (Hons) MPLAN MRTPI
Planner

