

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3333/P	C Hill	15 Rugby Street Bloomsbury London WC1N 3QT	03/08/2016 12:54:46	OBJ	<p>Consultation</p> <p>There has been very little consultation for those most affected (residential neighbours) – I live in one of the properties most affected (Rugby Street) – the new garden & terrace will, I think, look directly into my sitting room.</p> <p>Consultation re 2014/0304 – neighbouring businesses were notified of the original planning application, but residential neighbours on Rugby Street were not. I was unaware of the application until permission had already been granted and had no opportunity to make representations despite at that time (and perhaps in future) the new second floor windows looking directly into my sitting room. I spoke to the manager of the Centre months after planning permission was granted. He told me my then overlooking or noise concerns could be put aside as I was to treat the community centre as my own sitting room.</p> <p>Consultation re 2016/3333 – current application – again there has been no notification to some residential neighbours. The Open Day flyer (mentioned at p22-23) was put through our doors (Rugby Street) on the day of the event. I saw it on my way to work and was unable to attend. Other neighbours were unable to attend due to this lack of notice, others did not receive the flyer. The flyer says nothing at all about proposed changes to the planning permission already granted. I assumed it was a fund raising event for the pre-existing plans. Many neighbours are currently unaware of these revised plans. The proposal for a new open air public garden & terrace at second floor height is described in the application documents as one of a number of ‘Minor Amendments’ – perhaps this is why neighbours have not been consulted? The garden & terrace proposal seems a rather major amendment.</p> <p>2016/3333 - information</p> <p>The following things are unclear from the online documents and so it is difficult to assess fully the possible impact –</p> <ul style="list-style-type: none"> • The garden area is described as being accessible ‘only for maintenance’ but elsewhere described as providing ‘therapeutic garden space for adults and supervised children’. • I think there isn’t anything in the plans re the height of the mesh and screening planting, nor whether there is any proposed evergreen screening planting so that any screening effect would be year-round protection for neighbours from overlooking. • There is nothing I think about the proposed hours of use of the new space. • I think there is no clear drawing of the elevation as it will look from south facing properties and so it is very difficult to envisage how this will look from my property. <p>Objections</p> <p>Overlooking - The proposed public garden & terrace will overlook three sitting rooms and one kitchen in my building. My own estimate of the distance from the garden (if it is to be publically accessible) or terrace to my own sitting room window is I think less than 18 metres mentioned in the application documents. Could these distances please be checked (not using the inaccurate location plans – the only document which accurately shows the layout of Rugby Street buildings is drawing 1800). I think the distance from my window is closer to 14 metres – 16 metres (garden/terrace). This difference may make no difference to planning consideration.</p> <p>Within the arc shown on drawing 1800 it is clear the garden & terrace will overlook at closer distances, a kitchen window at 15 R Street (as close as 8 or 9 metres, rear windows at No 13 Rugby Street, bedroom and kitchen windows to the rear of at least 2 properties on Lambs Conduit Street) but these</p>

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					<p>are not mentioned, I think, in the application. It seems incongruous to allow open air community centre activities to be conducted so close to neighbouring, elevated, private domestic spaces.</p> <p>Noise from the use of the open terrace/garden. This is a densely residential area with at least 14 residential properties (to the N & W of the proposed garden & terrace) potentially affected by the proposal as in, can see it and will be overlooked by it to varying degrees. Neighbouring properties to the south may also be affected. There is very little ambient noise to the rear of our properties - most properties do not have double glazing. If the terrace is to be used by the centre during the day, and especially, if it is proposed to be available when the centre is rented out for private parties and activities (as the centre currently is on weekends) I fear noise from such use would be a very significant problem for neighbours in their homes. If planning permission were to be granted for the garden & terrace I request very strongly that conditions be attached which limit the use of the garden & terrace to exclude its use completely in the evenings and at weekends and (as exercise classes are envisaged to be held on the terrace during weekdays) some condition to prohibit the use of amplified music/instruments on the open terrace - these in order to protect and preserve very close neighbours' quiet enjoyment of their homes as far as possible. Thank you.</p> <p>C Hill</p>
