

Gordon Mansions Residents Association

Please reply to: Clive Henderson, Chair, Gordon Mansions Residents Association,
5 Gordon Mansions, Torrington Place, London WC1E 7HE.

Development Management Team, Regeneration and Planning,
London Borough of Camden, Town Hall, Argyle Street, WC1H 8ND.

16th August 2016

For the attention of Robert Lester, Planning Officer.

By email to: planning@camden.gov.uk

Dear Robert Lester,

Re: Institute of Heptology, (UCLH Charity), 69-75 Chenies Mews, London WC1E 6HX:

Change of Use from Research and Office Use (B1) to mixed-use Medical and Office Use (D1/B1) to provide MRI Clinic and associated Consultation Rooms & Offices, and external alterations to the rear porch at ground floor level.

Planning Application ref: 2016/3701/P

I am writing on behalf of Gordon Mansions Residents Association (GMRA), and especially for those residents whose flats overlook Chenies Mews.

Gordon Mansions consists of two blocks of flats (77 in total) that are located in Torrington Place at the junction with Huntley Street. But the long eastern elevation of the second block (Flats 31-75) is also on Chenies Mews, with 23 of the flats (including two of the flats at Basement level) directly overlooking Chenies Mews. Two of these flats also have their entrances directly off the Mews. Please see **our enclosed MAP Showing Residential**.

We do not have objection in principle to the proposed Change of Use from Research & Offices to mixed-use Medical & Office Use to provide MRI Clinic and associated consultation rooms & offices.

But, we do wish to object to certain aspects, and ask that certain Conditions are considered:

(a) Deliveries and Collections:

For some time, our residents who overlook the Mews have complained about the noise of delivery/collection traffic in the early hours of the morning (and late at night) to the various buildings in the Mews, including it is assumed to No. 69-75.

We know (from a recent local meeting) that the residents also living in the houses & flats in the Mews (along the eastern side) are even more so disturbed & upset by this noise.

It needs to be appreciated that Chenies Mews is a one-way street, with the direction of traffic going from its entrance (at the northern end of the Mews) in Huntley Street to its exit (at the southern end of the Mews) at the Torrington Place junction.

But, the problem is that many of the large delivery vehicles find the entrance too narrow and the sharp turn at the northern end of the Mews too difficult to negotiate. As a result, most of these vehicles **back into** the Mews **(and for the whole length of the Mews passing the residential on both sides)** from the Torrington Place junction, with the inevitable and constant noise of the "backing" beepers; as well as the noise of actual unloading etc.

This is particularly disturbing at night time/early hours of the morning and at weekends for our residents who overlook the Mews (as well as those living in the Mews itself).

Thus, we would ask that there is a Condition limiting the time of Deliveries & Collections:

Deliveries and Collections only between 8.00am and 8.00pm Monday to Friday;
and not before 10.00am on Saturday;
and not before 12.00 Midday on Sunday and Bank Holidays.

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Re: Institute of Heptology, 69-75 Chenies Mews, WC1E 6HX - *continued*:
Planning Application ref: 2016/3701/P

(b). Rubbish collection vehicles:

There is a similar problem of noise disturbance to the residents, and for similar reasons, concerning the rubbish collection vehicles serving the various buildings in the Mews, including No. 69-75.

Thus, we would also ask that there is a similar Condition limiting the time of Rubbish Collection:

Rubbish Collections only between 8.00am and 8.00pm Monday to Friday;
and not before 10.00am on Saturday;
and not before 12.00 Midday on Sunday and Bank Holidays.

(c). Numbers using the Clinic, and associated transport:

Numbers of people using the Clinic:

The proposed Change of Use is from medical Research Use to medical Clinic use & associated consultation rooms. Compared with its current use as a research lab, we assume that with the new use there will be patients attending the clinics, and thus an increase in daily people traffic. The application gives no indication of the expected numbers of people (patients) visiting; or the hours and days of the week of visitors/patients' use.

As this is also a residential street, it would be appreciated to know:

- what the visitor numbers are likely to be;
- as well as the hours and days of the week (i.e. also weekends and evenings ?).

Associated transport issues:

Depending on the numbers involved, we would also like to draw attention to the issue of, and concern about, the likely increase in vehicle traffic related to patients arriving and leaving.

With the recent opening of the nearby Cancer Centre in Huntley Street, there are already problems of daytime parking capacity in Huntley Street due to:

- (1). the number patients arriving by car (& being able to park due to disabled badges);
- (2). patient transport ambulances.

With the new UCLH Head, Neck & Dental Hospital (due 2018) in Huntley Street, this problem will greatly increase.

Chenies Mews has very limited capacity. Even now there are problems of access for delivery vehicles due to the current few cars parked in the street, especially at its northern (restricted) end near no. 69-75.

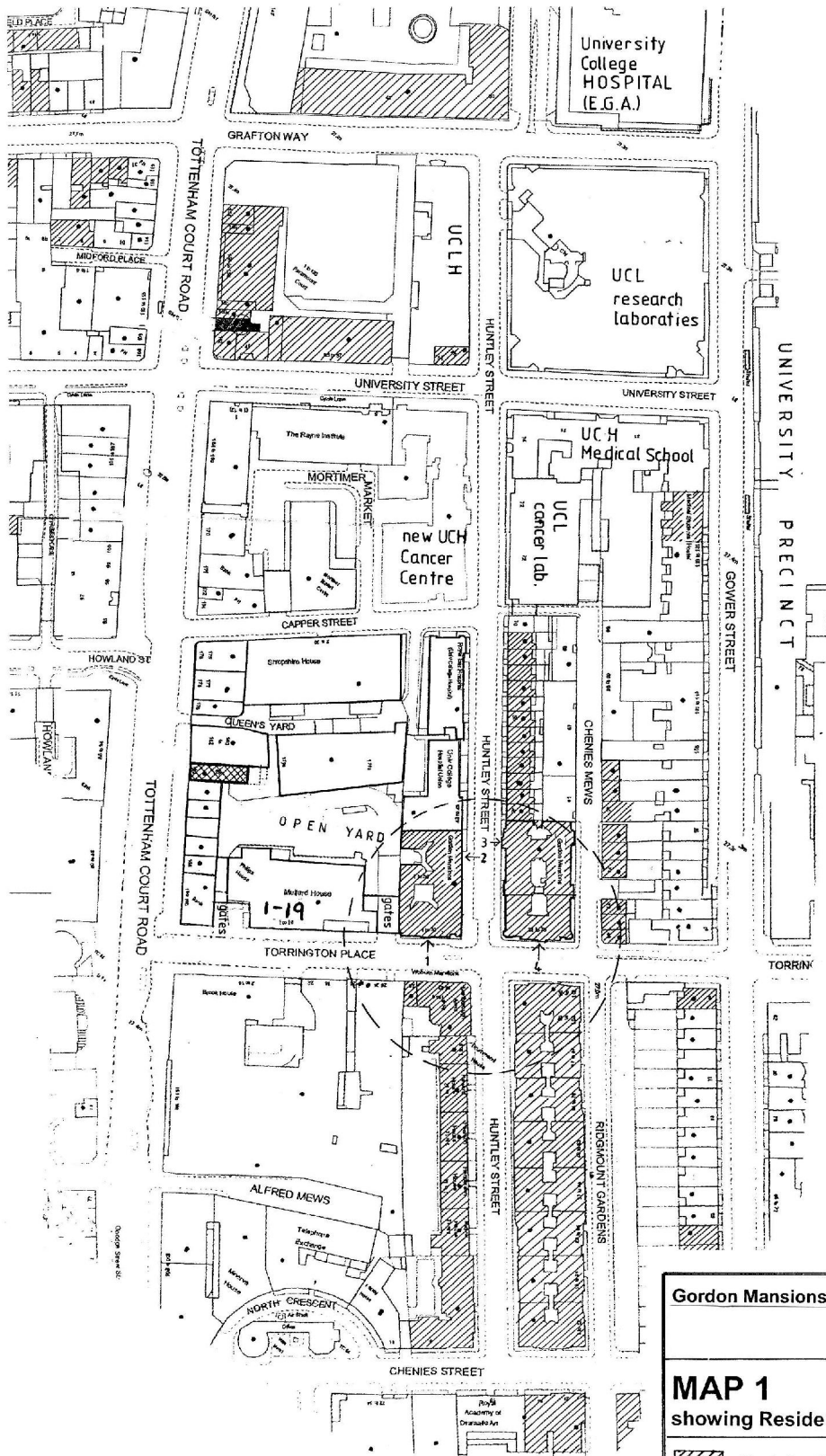
We would be grateful for more information on these aspects, and the implications.

Yours sincerely,

Clive Henderson,
Chair,
On behalf of Gordon Mansions Residents Association.


Copy: GMRA Committee.

Gordon Mansions' residents overlooking Chenies Mews.
Local ward councillor: Cllr Rishi Madhani.



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MAP 1
 showing Residential Enclave

 (hatched) = RESIDENTIAL