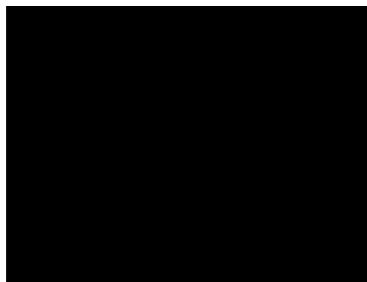


From: Fowler, David
Sent: 20 September 2016 08:14
To: Planning
Subject: FW: Annexe Hotel. 2016/4605/P



-----Original Message-----

From: Simon Mitchell [mailto: [REDACTED]]
Sent: 19 September 2016 15:14
To: Fowler, David
Subject: Annexe Hotel.

Dear Sir,

I write to draw your attention to the proposed roof terrace - its design and orientation. You'll be aware of the furor caused by The Tate, the extension to their Tate Modern, and the opening of the open terrace to the public.

You will have exactly the same issue if you don't insist upon amending the proposals here.

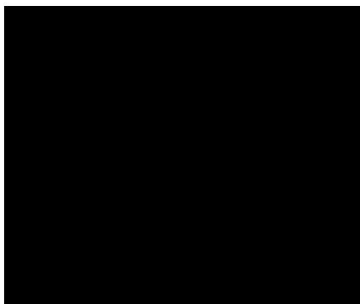
It's your duty to ensure that privacy and noise don't adversely affect we residents.

With thanks

Simon Mitchell

4 Queen Alexandra Mansions
WC1H 9DQ

From: Fowler, David
Sent: 20 September 2016 08:15
To: Planning
Subject: FW: 2016/4605/P, Town Hall Extension Argyle Street London WC1H 8NN



-----Original Message-----

From: jeremy [mailto:]
Sent: 19 September 2016 13:03
To: Fowler, David
Subject: 2016/4605/P, Town Hall Extension Argyle Street London WC1H 8NN

Dear Mr Fowler

I am dismayed to hear developers are now seeking to get an extension so as to be able to use the east side and the west of the roof terrace in addition to the north or front of the building (facing Euston Road).

I am resident in Crestfield Street and know, from long experience, that any noise (even if not in an elevated position) travels very easily from any direction. This is by and large a relatively quiet neighbourhood despite its proximity to Euston Road. However, I have learned the hard way the extent and nature of the disturbance and disruption to the peace and quiet of my domestic life that may accompany the activities implied by applications. Whilst concern may be displayed for the interests of the surrounding community at the time of seeking planning application the on-going reality quite another matter.

I am very strongly opposed to the application, particularly in light of the fact the application relates to a commercial building run for commercial gain and implications this has for the high potential for the frequency and regularity of the associated nuisance.

If necessary I will be more than happy to provide a much more detailed hard copy record of my opposition to this application.

Yours,
Jeremy Pilcher

Young, Tony

From: Fowler, David
Sent: 20 September 2016 08:16
To: Planning
Subject: 2016/4605/P



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From: Jemima Wade [mailto: [REDACTED]]
Sent: 19 September 2016 12:42
To: Fowler, David
Cc: Richenda Walford
Subject:

Dear David,

I am writing to support the objection of FoAS (see below). I confirm that the noise from the roof and scaffolding travels. Every word spoken can be heard clearly in school. I fully understand the concerns of residents about the noise that they would suffer if condition 15 were removed.

Jemima Wade
Headteacher
Argyle Primary School
London
WC1H9EG
[REDACTED]

The FoAS objection Part A:

On behalf of the Kings Cross Conservation Advisory Committee and the Friends of Argyle Square I would like to object to this application in relation to discharge of Condition 15 granted under reference 2014/7874P on 25th August 2015.

This Condition states that a plan showing the limits of the roof terrace (at the front/northern side of the building) shall be submitted to and approved by the Council. Only the part of the roof marked as terrace on the approved plan shall be used as such, with no other part of the roof being used for the enjoyment of staff or patrons of the hotel.

The reason was to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The plan submitted shows that the proposed terrace extends to the East and Southern corner of the building overlooking the Listed residential terraces of Argyle Street. The reason the condition refers to the front / northern side of the building only is that this faces the relatively noisy Euston Road, and it is unlikely that noise from that side will disturb anyone. This is not at all the case with the three other sides of the building, where nearby buildings are residential, and noise from a high level travels a very long distance.

Paragraph 2(e) of the FoAS constitution states that one of our aims is "to maintain and enhance the peace and quiet of the Square", and this peace and quiet has already been shattered by parties on the roof of nearby Derbyshire House, shown next to the Annexe in the attached photograph from one of our children's bedrooms.

I attach correspondence with Claire Parsons, Camden Environmental Health Officer following two previous events on the Derbyshire House roof. This office building spans between the terraces of Argyle Street and Argyle Square / Belgrove Street. These terraces amplify the noise from the roof, making it much louder than one might imagine. Even if music was banned the noise from people drinking / talking / shouting would still be unacceptable, and when parties have occurred we closed all the bedroom windows in our house when our children went to bed to no avail.

Having occasional parties outside in the Summer is normal in any residential area, and we all put up with them so that we may have our own parties. However, this is quite different as it is a commercial building run for commercial gain, with drinking and associated nuisance of noise occurring seven days a week. Even worse, with the noise emitting from such a high level, there is no shelter from it, and it travels a very long way indeed, where many are trying to sleep.

The Square has traditionally been an oasis of quiet at the heart of Kings Cross. Please help us keep it that way and ensure that the Annexe terrace is limited to the North side only, as suggested in Condition 15.

The FoAS objection Part B:

Following our phone call today, I concur with everything Bill has written about this application and I add the support of Bloomsbury Conservation Area Advisory Committee. We are all concerned that Camden will underestimate the way in which noise travels in unpredictable ways and so I add here below, in italics, the evidence of Professor Trevor Cox:

On 1 July 2016 I heard a radio programme which explored the way sound travels. It was on the extended podcast version of The Infinite Monkey Cage, episode "The Sound of Music".

The speaker is Trevor Cox, whose [website](#) says "I am a Professor of Acoustic Engineering at the University of Salford where I carry out research and teaching focussing on architectural acoustics, signal processing and audio perception." I've captured the relevant section of the programme and can send it you wish - it's the first 90 seconds of the recording. The sections below, in quotation marks, are exact transcriptions of what this eminent scientist said.

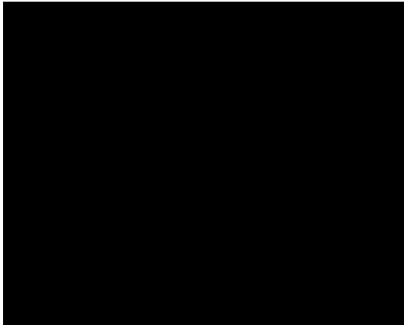
The episode is recorded at the Glastonbury Festival and Cox is asked about the difficulties of managing sound at an exterior event. He explains "the big problem you get at festivals is meteorological effects." Weather affects the sound. The sound can be refracted, it can bend. Temperature inversions (e.g. cold air trapped air near the ground) cause "sound which should be going up to the air and disappearing actually bending down and coming back down later and that causes problems, say if you are near a festival in a house you can cause noise problems. Sound travels

huge distances, though unexpected, even though at the stage it may be relatively quiet.” He goes on to say that wind can also move the sounds to where it was not expected to be. He does not mention the echo effect down a street lined with buildings, presumably because that is not an issue at festivals.

Please ensure that the use of the Annexe roof terrace is restricted, as was originally agreed, to the Euston Road side.

Young, Tony

From: Fowler, David
Sent: 20 September 2016 13:15
To: Planning
Subject: FW: Old town hall extension, terrace application 2016/4605/P



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From: Simon Burton [mailto: [REDACTED]]
Sent: 20 September 2016 11:50
To: Fowler, David
Cc: 'Anne Sutherland'
Subject: Old town hall extension, terrace application

Dear Mr Fowler,

Re Town Hall Extension/Hotel application 2016/4605/P concerning extending the roof terrace.

I am an owner/ resident of Queen Alexandra Mansions (and on the management committee) and object to the application by the developers to extend the roof terrace. This would cause noise disturbance to the surrounding residential area, which is a relatively quiet and peaceful area. It would also seem to badly affect the flats in QAM on the eastern end.

The hotel will already under the previous planning agreement, have considerable open terrace on the Euston Road frontage, which is surely the best from the point of view of users and local residents. Extension to the east seems unnecessary and clearly against the previous permission.

I hope we can add weight to the important rejection of this new application.

Yours faithfully

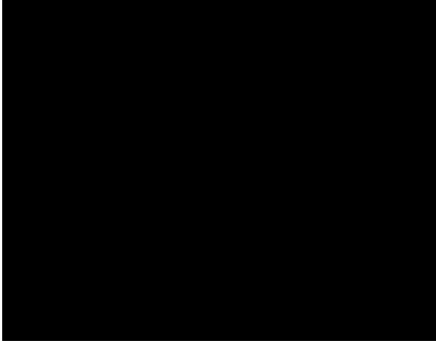
Simon Burton

Flat 49 Queen Alexandra Mansions
Judd Street, WC1H9DQ



Young, Tony

From: Fowler, David
Sent: 20 September 2016 13:21
To: Planning
Subject: FW: 2016/4605/P, Town Hall Extension Argyle Street London WC1H 8NN.



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From: Charles Farthing [mailto:
Sent: 20 September 2016 13:20
To: Fowler, David
Subject: 2016/4605/P, Town Hall Extension Argyle Street London WC1H 8NN.

Dear Mr Fowler,

As a resident of Queen Alexandra Mansions, please note my objection to the proposal to allow a roof terrace to be built at the west end of the Town Hall Extension.

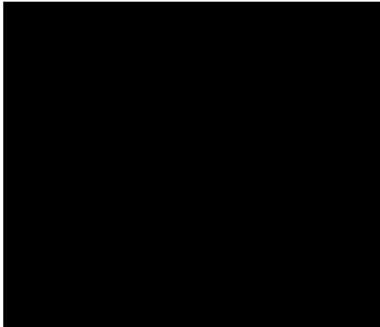
Such a facility would inevitably be noisy and detract from the living conditions in our residential block, which is already blighted by occasional unacceptably bad behaviour by users of The Dolphin public house.

Kind regards,

Charles Farthing
Flat 163
Queen Alexandra Mansions

Young, Tony

From: Fowler, David
Sent: 20 September 2016 17:20
To: Planning
Subject: FW: Ref 2016/4605/P, Town Hall Extension Argyle Street London WC1H 8NN.



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From: Mariam Motamedi Fraser [mailto: [REDACTED]]
Sent: 20 September 2016 13:56
To: Fowler, David
Subject: Ref 2016/4605/P, Town Hall Extension Argyle Street London WC1H 8NN.

Dear David Fowler

Ref 2016/4605/P, Town Hall Extension Argyle Street London WC1H 8NN.

I would like to register my strong objection to the plan to extend the proposed terrace beyond the North side that faces Euston Road. A terrace over Euston Road will not adversely impact on local residents since this is already a noisy direction. Extending to the east and southern corner of the building, however, would have a horrible impact on the quiet residential houses in Argyle Street. Moreover, although I live on Judd Street (so may not be directly affected by the noise), as a regular walker and dog owner, I very much appreciate the spaces in Bloomsbury and Kings Cross that are quiet and peaceful. Although they once defined this area, they are increasingly limited are being eaten away seemingly routinely. I'm sure the special calm places are something that is greatly valued by many people who not only live but also work in the area.

Yours sincerely
Dr Mariam Motamedi-Fraser