

# TAMAR HOUSE RTM COMPANY LTD

Address for correspondence: 6 Tavistock Place  
London WC1H 9RD

17 November 2016

Patrick Marfleet  
Business Solutions Team  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 8ND

Application Ref 2016/5179/P

Dear Mr Marfleet

We write as directors of the Tamar House RTM Company, on behalf of 31 leaseholders in the block of flats adjacent to 4 Tavistock Place – that is, flats at 6, 8, 10, 12, 14, and 14A Tavistock Place.

We commented on a change of use application for this site in 2015. We did not object to the proposed change from office to residential use but we did express concerns about the noise and disruption that the proposals would cause. We asked for specific assurances about the construction management plan and communication between the contractors and local residents. Several residents are elderly and in their flats all day. Others work at home. One resident has a disability which is made worse by noise. This is an entirely residential block.

The present application is to develop the site for office use. Our comments are:

1. We object to the basement excavation. The building was functioning perfectly adequately as office space until the owners gutted it and planned a conversion to residential use. We recognise that demolition and rebuilding is needed to make the building fit for any sort of use. But the basement excavation is not necessary and we oppose it, not only because of the nuisance but because of the risk of structural damage to neighbouring blocks.
2. Whatever planning permission is granted, our comments on the construction management plan drawn up in 2015 still stand. The current project's CMP is not included in the application documents but our comments on the earlier plan were as follows:
  - There should be no work at weekends or bank holidays and weekday working should not take place before 9am or after 5pm (amending section 2.2 of the earlier construction management plan)
  - 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 (section 4)

- There should be continuous noise-monitoring with disclosure of monitoring data to ourselves, as representatives of residents in this block.
- 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. We make this comment in view of the noise nuisance history of this site.


We are copying this letter to Councillor Sabrina Francis of Bloomsbury Ward.

Yours sincerely

*Peter Riach, Diana Scarrott, Lou Stein, Brian Thom*

Directors

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6 Tavistock Place  
London WC1H 9RD



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London Borough of Camden  
Town Hall  
Judd Street  
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Application Ref 2016/5179/P

19 November 2016

Dear Mr Marfleet

I'm sorry this comment missed your deadline slightly. I hope you will accept it. I had a bad back for a few days and was not able to sit at my computer.

I live immediately beside 4 Tavistock Place in a ground floor garden flat.

I know the company managing this block has objected to the excavation proposal but I want to add a personal objection, as one of the two flats closest to the excavation if it goes ahead. The noise will disturb the whole building but it will certainly disturb me and basement flat 8 most.

I also have a comment about the wall between 4 and 6 Tavistock Place. The isometric views shown on page 4.3 of the Design and Access Statement show a step in the wall height, in both the 'as existing' and 'as proposed' drawings. But the wall at present does not have a step up beside the building and I do not want additional wall height which will keep light from my garden.

In connection with the earlier application for this site, the architects told me 'the wall your side will not get any taller and will remain as you see it. I will clarify this with the planning officer'. So this is probably a straightforward matter but I want to be assured that the new plans will also not change my garden wall height.

Thank you.

Yours sincerely



Diana Scarrott

