

E-mail Message

From:

To:

Cc:

Sent:

Received:

Subject:

Objections/Comments re Planning Application 2016/3701/P for 69-75 Chenies Mews, WC1E 6HX

[REDACTED], On Behalf of Chenies Mews Working Group(Residents),
[REDACTED]

25 January 2017

Dear Robert Lester

Please find below the Objections and Comments of the Chenies Mews Working Group regarding the above Planning Application.

1. Objection to Change of Use

Now that we have had a chance to look at the bulk and likely impact of the proposed air conditioning on the roof residents would like to object to the change of use because it brings, into a sensitive residential setting, MRI scanners which need 24 hour heavy duty heat regulation. This is not a good mix of uses. Office use was much more suitable. It will place a great burden of constant air conditioning noise on residents as well as reducing their light. It will also bring additional delivery and patient vehicles and vulnerable pedestrians into an already congested mews situation. We would like to point out that there are people of all ages living in Chenies Mews including older people, babies and a number of small children for whom it is becoming a progressively less suitable environment.

2. Comments on Noise Assessment Report Rev 2

2.1 We would like to comment on the exceptional background noise situation in Huntley Street and Chenies Mews at the time of The unattended Noise Survey conducted by Temple during 23-31 August 2016.

At this very time (end August 2016) residents of Huntley Street (and to a lesser extent Chenies Mews) were becoming aware of the barrage of air conditioning noise newly uncovered by the demolition of the Students Union and Royal Ear Hospital in Huntley Street. There was not only a new background roar but an unacceptable foreground whine which was disturbing residents at night and is documented in our complaints at the time to the likely culprits. It will be this massively heightened level of noise in Huntley Street that Temple will have recorded as existing background noise, whereas Huntley Street had been relatively quiet before the demolition. And it will be this massively heightened level of noise that will be imported into Chenies Mews from Huntley Street.

2.2 Noise creep is increasingly a problem in Chenies Mews, particularly at night, as there are many new buildings in the area. It is hard to know where the noise and hum is coming from as new air conditioning plant is popping up on many buildings in the vicinity. The proposed new 24 hour air conditioning so near our homes will be a blight on our quality of lives if it comes into effect.

2.3 Mews residents are concerned that the only residential noise measurements relate to a single house in Huntley Street - and no measurements were taken to show the possible impact on the houses and flats in the Mews. In fact we fear that noise will have been re-directed into the Mews to protect this Huntley Street house and give the applicants the readings they need.

2.4 Residents are concerned about the plan to remove the cladding that
[REDACTED]

had initially been proposed for the new air conditioning as we believe this will not only leave an ugly sight on the roof but will give less protection to residents from the air conditioning noise.

3 Comments on Transport Statement

3.1 Disability Access. The transport Statement does not address access to the building for pedestrians, wheelchair users and patients with mobility issues. Recently a vulnerable patient leaving the Macmillan Cancer Hospital in Huntley Street who had walked through the Archway into Chenies Mews was knocked into the gutter opposite 69-75 Chenies Mews following an incident involving a rogue courier cyclist and another pedestrian. The pedestrian environment in the mews needs very careful planning and this is absent from the Transport Statement.

4. Request for Planning Conditions regarding Air Conditioning Noise

If change of use is granted residents would like to be protected by the imposition of planning conditions requiring:

4.1 No plant servicing outside the hours 7.00am to 18.00hr Monday to Friday and 10.00 to 13.00 hrs Saturday and No Servicing on Sundays or Bank and Public Holidays.

4.2 Regular Servicing of plant to ensure that irritating noises are picked up early and dealt with quickly.

4.3 Regular checking of noise levels to ensure they do not in fact exceed what the Planning Permission allows with penalties for non-observance and a requirement to fix.

5.0 Request for Planning Conditions in respect of the Transport Statement

If the change of use is granted we would like to request the following Planning conditions:

5.1 Servicing Hours and service sharing:

Monday to Friday: No delivery or waste collection vehicles before 7.00am - or after 6.00pm

Saturday and Sunday: No delivery or waste collection vehicles before 10.00am or after 13.00hrs.

Sundays and Bank or Public Holidays: no servicing.

To reduce the number of vehicles entering the Mews, waste collection contractors to be shared with other stakeholders (UCL, UCLH and residents).

5.2 Patient Transport

No parking of patient transport (ambulances or taxis).

No idling engines.

The clinic at 69 to 75 should only to be operational for patients between 8.00 to 18.00hrs Monday to Friday.

[REDACTED]
On behalf of Chenies Mews Working Group (Residents)

[REDACTED]