

Gordon Mansions Residents Association

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

To: Robert Lester, Planning Officer,
For Members' Briefing Case List Panel on Monday 13th February 2017
London Borough of Camden,

12th February 2017

By email to: planning@camden.gov.uk & robert.lester@camden.gov.uk

Dear Robert Lester,

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

For Members' Briefing Case List Panel on Monday 13th February 2017

I would like to take the opportunity to respond to your Delegated Report, and would be grateful if this letter could be put before the Members' Briefing Case List Panel on Monday 13/2/2017.

Second Consultation - non-notification

Because we wrote a letter in August 2016 in response to this application when advertised last year, it seems very surprising that we were not contacted by Planning that there was 2nd Consultation. I was unaware of this 2nd Consultation until recently when a resident told me at the end of January, but I did not have time due to other heavy commitments to respond in time.

The original application of July/August 2016 was relatively modest, with no indication of substantial new roof plant, and very little detail on numbers using the building etc.

In our August 2016 letter we were sympathetic to the change-of-use with the then information, but we did express concern/object to certain aspects. The new information alters our sympathy.

Proposed Roof Plant and Screening:

In the initial consultation of July/August 2016, there was no indication of new roof plant. I am shocked at the scale and bulk of the now proposed Roof Plant & Screening – in effect adding almost another storey to this mews-scaled building, to which we wish to object to because of the impact on the scale and character of the mews. Para 3.11 says that this plant & screening is commensurate with that of the adjacent building. This is not so – the proposal is much bulkier and higher than the roof plant on the adjoining similar research lab buildings of 57-67 Chenies Mews. In addition, we would be concerned at this becoming a precedent for the adjoining Mews buildings.

It is not clear which option is going forward: more (to hide the plant) or less screening? With less screening & thus the ducting & machinery being visually prominent, very high maintenance of this intricate plant will be necessary to keep it looking good over many years – probably unrealistic.

We are still concerned at the noise impact, for certain Gordon Mansions flats (Flats on Stair 3) - currently they are affected by the continuous noise from the roof-top plants of all these lab buildings of nos. 51 to 75, which includes the existing lab building at 69-75.

Transport Plan and Patients visiting:

One of the main changes of this proposal is that the use changes from research-only lab to research and patient-visiting clinic, and thus the introduction of patient transport.

Para 2.3 plays down this aspect. Also, although para 2.4 says that the site is highly accessible (by public transport), we know from recent experience with the nearby Cancer Centre in Huntley Street (and as we predicted), many patients inevitably arrive and leave by own car transport or hospital patient transport. In reality, Huntley Street is lined with patients' cars (with disabled permits), and hospital patient transport vehicles parked for very long periods throughout the day. This problem will only increase when the new Dental Hospital is completed in Huntley Street.

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Re: Institute of Hepatology, 69-75 Chenies Mews, WC1E 6HX - *continued*:

Planning Application ref: 2016/3701/P

Transport Plan and Patients visiting - continued:

The real concern is that Chenies Mews will suffer from similar parking issues. The application refers to the use of some hospital transport (patient taxi ambulances), but the Report does not mention this. Although in para 5.4 the Report refers to "taxis", we think there is a misunderstanding.

From residents' experience in Huntley Street, hospital patient taxi/transport ambulances (not to be confused with emergency ambulances) do not just deliver and collect, they invariably park for many hours, waiting to collect the patient(s).

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 Madlani.