
From: Danielle Ingleston [REDACTED]
Sent: 23 October 2017 17:17
To: Lester, Robert
Cc: [REDACTED]
Subject: RE: Flaxman Terrace, r/o 137 Euston Road, 2016/4414/P
Attachments: 2925_050 LOCATION PLAN.PDF

Dear Robert,

Further to your previous email attaching the noise report for the above application, we have since been able to review the report and set out our concerns below.

Firstly, the report refers to the fact that the survey was carried out on the 14th and 16th of January 2015. Considering that the application was submitted in September 2016, this report is considerably out-of-date and therefore the information provided may not be representative. This also raises concerns as to why the survey was not previously submitted as part of the application. Given that a significant amount of development has been undertaken since the date of the survey, this could have significantly altered the outcome of the survey results.

Furthermore, the noise consultants did not consult 'The Place' when undertaking the survey, meaning that there is no evidence to suggest which lessons/activities were taking place throughout the day. The Dance School have in fact confirmed that whilst term had started, the studio was not operating at full capacity at this time.

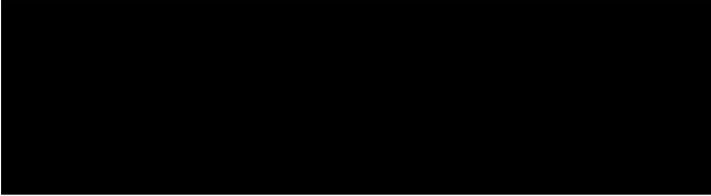
We had advised in our previous letters of objection that the school would be happy to provide the noise consultants with a timetable of the dance school activities should they require it for their noise assessment. As we have already stated, it is essential that a full noise survey is undertaken when the dance school is being used to its maximum level. Any assessment should involve both the assessment of general noises as well as noise transmission through the building itself. In the absence of this, we submit that the evidence submitted within the noise report is inadequate.

I also highlight that the proposed development site location as shown in figure 2.1 of the report is incorrectly illustrated and should in fact be shown as immediately adjoining the dance school building. In fact, when compared against the submitted site location plan, the development site and noise monitoring location falls outside of the red line (see attached). The noise monitoring location shown in figure 4.1 of the report is identified as being located some distance from the dance school, in the north eastern most corner of the site and refers to this as the most representative location for the worst-case levels of noise. The report has failed to highlight that noise can be both air borne and transferred through the building. On this basis and the fact that the proposed dwelling will immediately adjoin The Place and a number of dance studios, we submit that the report should have been conducted within this location in order to provide the most accurate representation.

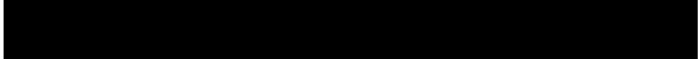
Whilst we appreciate your ongoing contact in this matter, we are not satisfied that the noise survey has addressed our concerns. We reiterate the fact that any benefits arising from the construction of one single property are minimal when considered in the context of the very significant contribution that the dance school makes locally and internationally. The applicants have failed to accurately demonstrate that the dwelling created would have an acceptable internal or external noise environment which is a material consideration. We therefore must maintain a very strong objection of the grounds set out. We would be grateful if you could advise of your intentions with this application as we would wish to speak at planning committee if it was to be referred.

I trust that the above information is sufficient but if you have any queries whatsoever please do not hesitate to contact me.

Kind Regards,





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From: Lester, Robert [mailto:Robert.Lester@camden.gov.uk]
Sent: 28 September 2017 16:02
To: Danielle Ingleston [redacted]
Subject: RE: Flaxman Terrace, r/o 137 Euston Road, 2016/4414/P

Hi Danielle,

We have received a revised noise survey (attached) from the developer on this application which is currently being reviewed by our environmental health officer.

I will be formally re-consulting on this this by site notice.

Regards

Regards

Robert Lester
Planning Officer
Regeneration and Planning
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