

Gordon Mansions Residents Association

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

**Regeneration and Planning,
Development Management,**
London Borough of Camden,
Camden Town Hall, Argyle Street,
London WC1H 8ND.

28th November 2017

For the attention of Tessa Craig, Planning Officer.

Sent by email to: planning@camden.gov.uk

Dear Tessa Craig,

Re: Shropshire House, 2-10 Capper Street, London WC1E 6JA:

Installation of five external ducts, rooftop AHU plant, and repositioning of external access door at roof.

Planning Application ref: 2017/5364/P

I am writing on behalf of Gordon Mansions Residents Association (GMRA).

Gordon Mansions and the local residential community:

Gordon Mansions consists of two blocks of flats (77 in total) that are located in Torrington Place at the junction with Huntley Street, and with many of the flats. There is a long established residential community here in Gordon Mansions, which very much reflects the cross-section of the diverse population of Fitzrovia, having as it does a mix of tenants and leaseholders, with different income, cultural and ethnic groups, including families with young children, and elderly people. The community here is a stable one with many residents living here for 20, 30 and 40 years. Thus, it is important that planning developments are assessed in protecting the residential amenity of the local community.

Gordon Mansions' building in relation to Shropshire House, Capper Street:

- (a). In Block 1 of our flats, the rear rooms (mainly bedrooms – some 32 rooms excluding bathrooms and kitchens) of the flats on Stair 2 (flats 17 to 30) look out towards the rear of Shropshire House.
- (b). For Block 2, that flats (Stair 3 flats, plus some on Stair 4) on the eastern side of Huntley Street, overlook Huntley Street and towards Shropshire House.

Objections:

We wish to object for the following reasons:

- (a). Mechanical plant/air-conditioning: noise and impact on residential:

For many years, the above sets of flats (especially those in Block 1 with rooms at the rear) have complained about increasing noise from air-conditioning/mechanical plant. More recently, the flats in Block 2, overlooking Huntley Street, have complained about such noise coming from the buildings in Capper Street etc.

Thus, there is strong objection to this further plant on the roof of Shropshire House.

We are at the disadvantage of not having access to an acoustic consultant or specialist advice.

Nonetheless, it would appear that the lowest readings are 54dBA over 24 hours. We are not

Continued to page 2

Re: Brook House, 2-16 Torrington Place, London WC1E 7HN - *continued*:
Planning Application ref: 2016/0399/P

clear what dBA level is being proposed for the new plant, but if it is set either 5dBA below existing (i.e. at 49dBA) or 10dBA below existing (i.e. at 44dBA), these levels are still too high for the residential bedrooms, especially at night time and weekends.

The acoustic Report does not appear to acknowledge the nearby residential, either the Gordon Mansions blocks of flats or the row of terraced houses in Huntley Street.

(b). Location of the mechanical plant/air-conditioning on the roof:

There is also strong objection to the location of the proposed plant, mainly to be located at the south-eastern corner of the roof, because this is the nearest point to our residential blocks of flats, as well as the residential terrace of houses on Huntley Street.

(c). Mechanical plant/air-conditioning noise and impact on new UCLH Head, Neck & Dental Hospital (next door site):

The acoustic Report also does not appear to acknowledge the impact on the new UCLH Head, Neck & Dental Hospital (currently being constructed) on the adjoining site – as close if not closer than the Cancer Centre, which is identified as being the “nearest noise sensitive windows”. The new UCLH Head, Neck & Dental Hospital will also have a roof top garden, a particularly noise-sensitive location.

(d). Five external ducts for full height of south facade:

There is also strong objection to the placing of these large 5 ducts, on the outside of the building, running up the full height of the building. Their size and number will greatly dominate the facade, and they will greatly detract from the architectural qualities of this significant 1930's-type building. Although not listed (which is a great pity), this building is in the Bloomsbury Conservation Area.

Although these ducts are on the southern facade, this should not be regarded as the “rear” facade – there visual impact should not be disregarded. The whole length of this facade overlooks the pedestrian street Queens Yard and is used by members of the public going to and from other buildings in this street, and thus this facade is just as important as the “front” facade on Capper Street.

As would normally be expected, these ducts should be run up within the inside of the Building, instead of on the outside.

If you have any queries about my letter, I can always be contacted on my mobile 07967 856 167.

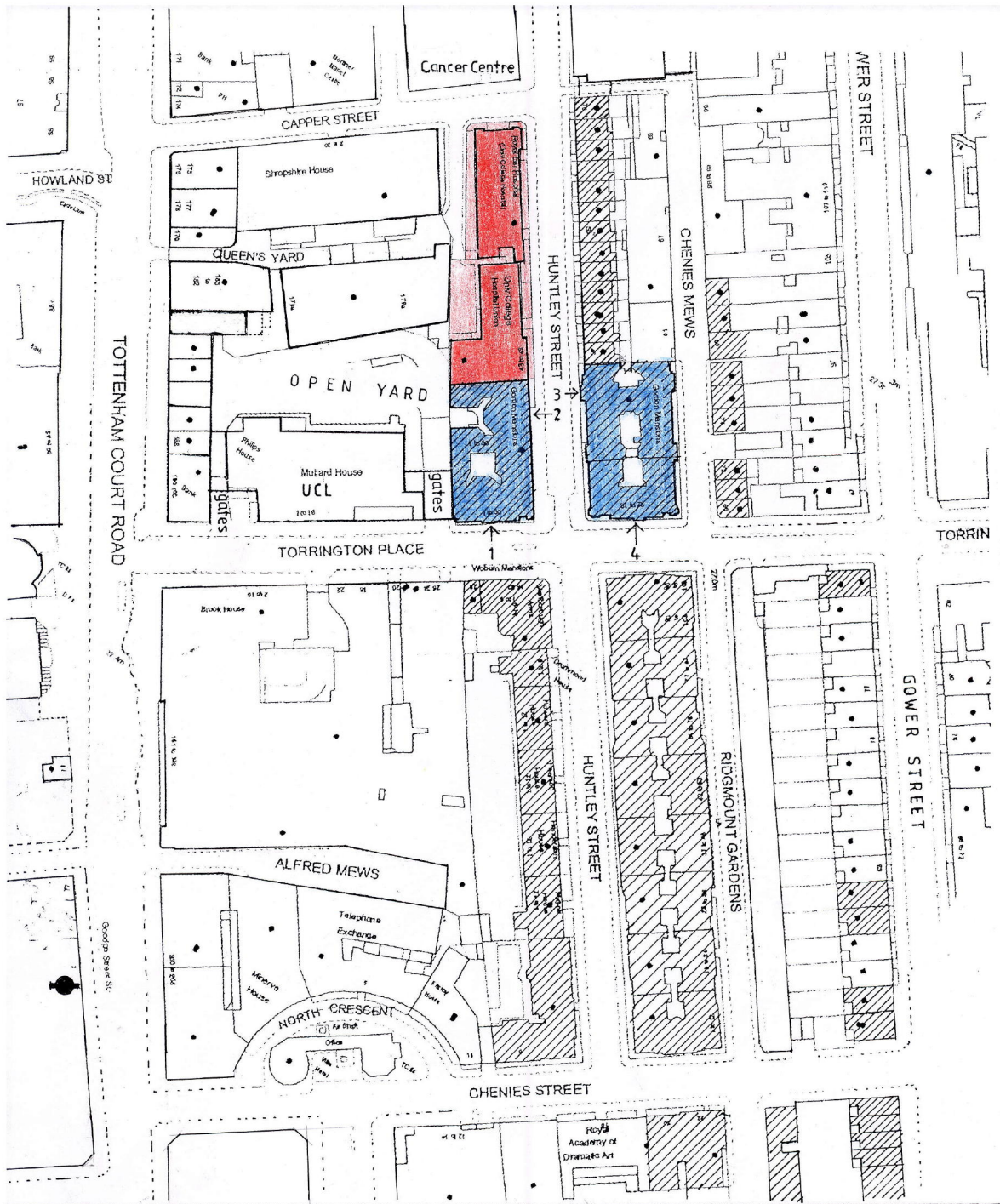
Yours sincerely,

Clive Henderson,
Chair,
On behalf of Gordon Mansions Residents Association.

Enclosed: GMRA's **MAP** showing residential and relationship to Shropshire House:

Please note: *I did not have time to update this Map, but the red coloured site on Huntley Street is the new UCLH Head, Neck & Dental Hospital building (currently being constructed), which I refer to in our letter.*

Copy: GMRA Committee; and residents.
Ward Councillors:



Gordon Mansions Residents Association

MAP 1
showing Residential

(hatched) = RESIDENTIAL