

118 ALBERT STREET
LONDON NW1 7NE

Tessa Craig
Planning Department
Camden Town Hall
Judd Street
London WC1H 9JE

Dear Tessa Craig,

4th December 2017

Application no. 2017 / 507 / P
ORT House, 126 Albert Street

I live next door to the proposed works and I am particularly concerned about the proposed overlooking windows and the noise which might be generated from the plant room. Anything which overlooks the residential houses and gardens is unacceptable and will contravene the assurances that were given when the building was planned and built in 1974/5. This was challenged again in 2000 but was turned down for the same reasons.

Windows and Privacy

Drawing no. PA 11 shows projected bay windows. It is not clear what the south facing part is made of - is this made of solid material or 'opaque glass'? What will it look like? Are the side projections made of opaque glass? It appears that the apertures which look towards the east elevation of the buildings in Albert Street are would overlook us. The drawings as they stand do not answer these questions. It looks as if this part of the building has a flat roof and, if it is purely a matter of light requirement, why not use roof lights. These would not need to be opaque and would admit plenty of light without any potential of overlooking. If fixed opaque windows are permitted how can we be sure that these assurances will not be breached at a further date?

In 2000 a planning application was made to install windows in the same wall and caused a large number of complaints from the residential housing on to which they faced. This was assessed and turned down by the planning committee as too intrusive. The original building was designed not to overlook the private property of the residents and was possible because the building was intended to be primarily a conference centre. Does this new proposal to make large areas of office space constitute a change of use?

Front Elevation Windows

I would also like to comment on the proposed enlarged windows fronting onto Albert Street. When the building was built in 1974 a lot of discussion and thought took place to ensure that the new, relatively massive building, remained in scale with the terrace houses. I think this was achieved and is evident in the west facing elevation. I do not think that enlarging these ground floor windows, both in height and width, is in keeping with this original design plan and the rhythm of the adjacent terrace. These new proposed windows extend to ground level but the existing ones are similar in height to the terrace. They look more like shop front windows and do not fit in with the terraced residential houses for which it was designed. These terraced dwellings are grade 2 listed and, as such, are subject to very stringent planning regulations. This even extends to a refusal to allow double glazing to be installed. It therefore seems unreasonable to allow this gross alteration in the front elevation.

A photograph of the front elevation on page 10 of the design and access statement shows the windows sills at a similar level to the adjacent terrace but the drawing of the existing windows on page 20 of the same document is entirely inaccurate and does not acknowledge this. It shows the windows extending to the ground. This is not the case.

Plant Room Noise

The re-siting of the plant room in the basement of the property creates a question of significant noise and disturbance. What type of plant is proposed and what noise might be generated by this structure? The light well is immediately behind my wall and the plant room itself abuts my basement wall. The outline of my back elevation has been taken from a very old drawing, probably before 1971, and it is difficult to tell exactly where this plant room is with respect to my property.

In the design and access statement of the application it states that the proposal is to 'remove existing NOISY plant room'. This suggests that a replacement plant room in the proposed plan may well have a potential to be noisy. The assumption is supported by the fact that a lot of attention has been given to the noise report documents. These are very technical and almost incomprehensible to the layman. The only acceptable criteria is that the current noise levels should not be exceeded. Noise level tests should be made currently from my garden and house and again after the development. If there is any increase, even in the future, the plant should not be permitted to run until the required level has been reached by appropriate sound proofing. The best way to ensure that there is no disturbance would be to relocate the plant room to the northern corner of the basement floor. This area would otherwise provide poor quality new office space and the change would increase the quality and shape of the new open plan office.

According to the noise report document, paragraph 2.03, 'The plant room is likely to be ventilated via louvres / ducts terminating into a newly formed light well along the southern boundary of the building, separated from the adjoining property with a boundary wall. The exact specification of the plant room / ductwork layouts are not known at the time of writing this report.'

This goes on to say in paragraph 2.04 that 'The noise sensitive receptor that will be most affected by noise from the proposed plant is likely to be the rear facade of the closest residential property (118 Albert Street) and its garden.' That is myself.

In the past I have been disturbed by noise from ORT house by a 'boiler requiring a spare part'. This was rapidly replaced and the noise cured, but it does demonstrate that noise between our two buildings is freely transmitted.

Before the present owners took over the property, when the building was owned by The Kings Fund, an external air conditioning plant was attached the east elevation wall adjacent to my property. The constant low level noise, switching on and off, was intolerable such that it had to be moved to the roof of the building, with immediate relief.

If this plant room is to remain in the present position, I would like assurances backed up by a binding agreement, that the plant will be turned off, if the noise is audible, until further sound proofing has been installed. How can assurances be enforced in this situation?

I have lived in my house for many years and I am now enjoying my retirement, so I am at home during the day and very aware of noise. It sounds as if no one can be sure about the extent of the noise from the proposal and I would like the planners to explore alternative siting for this structure.

The application shows insufficient detail e.g. areas of opacity in projected windows. Misleading and inaccurate information on the front elevation e.g. drawings v photographs. It is also unable to be specific about the plant room/duct work which is 'not known at the time of writing the report'.

I strongly oppose the application on the grounds of privacy, potential noise and an alteration of the street facade in a conservation area and adjacent to listed buildings.

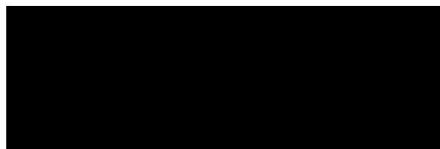
I strongly oppose the application on the grounds of privacy, potential noise and an alteration of the street facade in a conservation area and adjacent to listed buildings.

Enclosures:

1. A copy of the letter written by the original architect Anthony Furlong from Shepherd Robson in 2000 when the previous application was made.
2. A copy of the refusal letter from the planning committee with reasons for their decision.
3. A photograph of the rear south facing wall at present. This is no more than approximately 8ft from my windows where the applicants are proposing 4 large bay windows with unclear specification of materials and opacity.

Yours sincerely

Angela Andersen



SHEPPARDROBSON

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

Director, Environment Department
London Borough of Camden
Camden Town Hall
Argyll Street Entrance
London
WC1 8EQ

DATE
19 July 2000

YOUR REF

OUR REF
afEnv1907

Dear Sir

**ORT site, 126 Albert Street, NW1 - planning application for 7 new windows
(application reference number PEX 0000488/case file; J11/17/C)**

Further to the planning application for proposals for the introduction of new windows in the side of the above property, I am writing to formally register my strong concern at the proposals. Our firm were the original architects and I was project architect throughout the planning negotiations through to final construction. I remember that this very issue was the matter of significant debate twenty five years ago and am surprised that it is now being reconsidered. It is particularly distressing for the long term residents who were involved in detailed negotiations which were successfully concluded in 1974.

In general terms I consider that the windows are inappropriate for this area, are unacceptable in principle and would lead to a loss of amenity to nearby residents/owners-occupiers. In particular I would ask that you note the following:

1. When the original Kings Fund building was granted planning permission in 1974, I believe a condition was placed on the consent preventing the introduction of further new windows on side facing walls near boundaries. The detailed negotiations that occurred with your officers at the time of the original scheme resulted in the Planning Committee putting in this condition, or at least requiring their removal. We would expect that the spirit and intent of the condition would be maintained for the future and applied to any subsequent development proposals at the site.
2. Immediately adjoining the site are residential gardens and properties. The proposed windows, even if fitted with opaque glass, would lead to overlooking potential and possible future noise problems. The current situation which has lasted for 25 years would be broken. Even if conditions were placed on any permission seeking to ensure that clear glass is prevented and no opening is permitted, in the future it is doubtful that this condition could be appropriately enforced.

PARTNERS
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RICHARD YOUNG RIBA
WILLIAM DICKSON RIBA
GRAHAM FRANCIS RIBA
PAUL WATKINS RIBA
GRAHAM ANTHONY RIBA
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3. The Kings Fund Centre was an 'alien' proposal at the time in view of its 'backland' nature and it was only allowed on the basis that side windows were to be prevented from occurring in the future. There is no reason to vary this policy attitude to the site originally established by your Committee.
4. This location is at the centre of the Camden Town Conservation Area where good standards of design and amenity are maintained via UDP and government PPG 15 planning guidance. Allowing the new windows would not "preserve or enhance" the character of the Conservation Area at the rear of these properties as required by the PPG 15 'tests' which are applied for development proposals in the CA.

To summarise the above points as the original architect continuing to operate in Camden Town, I strongly oppose the proposals in view of their amenity, privacy and future noise impact and would ask that you proceed with the refusal of planning permission for the application.

Do let me know if you wish to discuss any of the above points in more detail. Also, please could you let me know which Planning Committee will consider this application as Residents Association members may wish to speak against the proposals at the Committee meeting.

Yours sincerely

Anthony Furlong

Cc Tim Bruce-Dick
Angela Andersen

Chairman Residents Association
Secretary Residents Association

Website Address: [Http://www.planning.camden.gov.uk](http://www.planning.camden.gov.uk)
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ENVIRONMENT

**Development Control
Planning Services**
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Tel 020 7278 4444
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Our Ref: PEX0000488/R1
Case File: J11/17/C

A & P Anderson
118 Albert Street
London
NW1 7NE

3rd August 2000

Dear Sir/ Madam,

NOTIFICATION OF DECISION

Address: 126 Albert street, NW1

Proposal:

Insertion of seven new windows at first floor level south-east flank wall.
(As shown on drawing no. 838/41A)

Thank you for your letter in which you made comments on the above application.

The Council has decided to Refuse Planning Permission.

The reasons for refusal are as follows;

- 1 The proposed development is unacceptable in that it is contrary to policies EN16(new), EN33 and EN27 of the Unitary Development Plan and DS5 of the Supplementary Planning Guidance. More particularly, the proposed six new windows in the south facing flank wall would lead to material loss of privacy and overlooking to the occupants of 118 Albert Street to the detriment of their amenities.

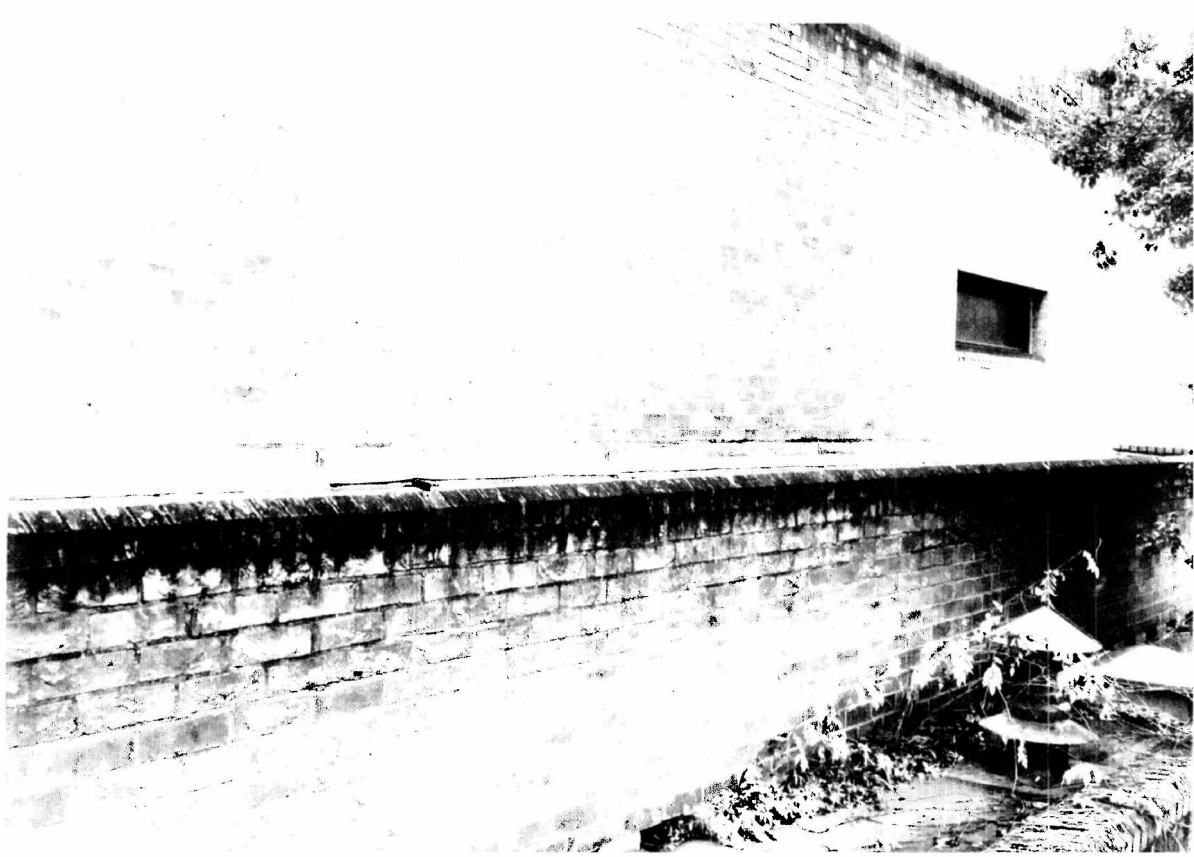
The planner who dealt with this application was Hugh Miller on 020 7974 2624.

Director of Environment Department



NBR4letter

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTPI



South facing elevation wall on which it is proposed to insert
4 large bay windows. Taken from 1st floor window in adjacent
property 118 Albert Street. 3rd Dec 2017.