

Charlotte Street Association

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Jenna Litherland,
Lead Officer re. Members Briefing Panel
Regeneration & Planning,
Development Management,
London Borough of Camden

30th April 2018

By email to: jenna.litherland@camden.gov.uk
Copy to: tony.young@camden.gov.uk

Dear Jenna Litherland,

For: Development Control Members' Briefing Panel of Monday 30th April 2018

Re: Agenda Item 5: 40 Goodge Street, W1T 2QP: ref. 2017/5155/P:

We would like to make the following comments for the Panel to consider, and would be grateful if they could be put before the Panel.

Our Association would normally have written and made comments/objections on this application, but we know that the neighbouring residents were actively objecting and in active dialogue with Camden (Planning and Environmental Health).

So, we are disappointed at the outcome and proposed decision. I myself have spoken again this weekend with the residents directly affected.

- (1). Although it might appear reasonable to extend the terminal hour for the mechanical equipment/duct from 10pm to 11pm Mon to Sun, the problem is that the noise of the equipment/duct (when heard in their flat) is noticeably above the other background/ambient noise. Thus, we think that the noise level of the equipment needs to be reduced before allowing the extended hours.
- (2). In any case, it is unreasonable to have a morning start time of 7.30am Mon to Fri, instead of the usual 8.00am next to residential.
- (3). Because the restricted hours for the 2 no. refrigeration condensers is being lifted, these condensers could be on 24 hours a day Mon to Sunday, and certainly beyond the other operational hours. Currently the residents find these noisy. Again, the noise levels of the condensers need to be below the background/ambient noise level before the hours restriction is lifted.
- (4). The Report says that there is no current Environmental Health or Planning enforcement investigation. I know that the residents reported the situation over a fairly long time

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Re: Agenda Item 5: 40 Goodge Street, W1T 2QP: ref. 2017/5155/P - *continued:*

period, and that there was a long dialogue back and forth with Environmental Health and Planning. But, from my further conversation with the residents this weekend, they told me that because this matter went on and on without any satisfactory outcome, they eventually gave up. Unfortunately, unless residents are particularly persistent, this often happens. In this instance, this is presumably why there is not a current enforcement investigation. But, they tell me that there are still the smells and noise affecting their flat.

- (5). Although other premises are quoted, it needs to be appreciated that the context for this part of Goodge Street is different. Behind the rear of these buildings forming this part of the Goodge Street terrace (nos. 44 to 32), between Goodge Street and rear of the parallel Scala Street houses, we know from our Association's past experience that there has been an exceptional build-up of noise from various mechanical plants and ducts over the years at the rear of these buildings, and thus particularly affecting the overlooking residential flats. This is confirmed by the residents telling me that when they first came to this flat a good number of years ago, the background noise was far less and thus relatively quiet. In other words, there has been serious "noise creep", despite Camden's planning condition of new equipment being 5dB being below the background/ambient noise level; (if this Condition held, it should mean there should be no such noise creep over the years).
- (6). It needs to be appreciated that the flats at 40 Goodge Street are housing association/
Social housing family flats.

Conclusion:

In the circumstances, we would particularly like to ask that further consideration is given to the decision on this application, including:

- (a). Requesting work is done so that the **noise level of the equipment/duct is reduced to well below the background/ambient noise level, before granting any extended hours, so that the residents cannot hear the noise above the background noise as currently.**
- (b). Reconsidering the start time so that it is retained at 8.am Mon to Fri.
- (c). Requesting work is done so that the noise levels of the **refrigeration condensers** is well below the background/ambient noise level, before granting the lifting of the hours restriction, because the condensers are likely to be on upto 24 hours a day, every day.

Yours sincerely,

Clive Henderson, (contact no. mobile 07967 856 167)
Committee Member,
On behalf of Charlotte Street Association.

Copy: CSA Committee.

The residents (Andrew Smith and Carol Bowen)