

Charlotte Street Association

39 Tottenham Street
London W1T 4RX
email: csafitzrovia@yahoo.co.uk

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

9th June 2018

For the attention of Matthias Gentet, Planning Solutions Team.

By email to: planning@camden.gov.uk

Dear Matthias Gentet,

Re: Planning ref. 2018/2004/P: 4 Conway Street, W1T 6BB

Installation of 6 no. air-conditioning units with acoustic fence on the rear flat roof at 2nd Floor level (**note: drawings show these at 3rd Floor level, not 2nd Floor level**), and associated 2 no. extra ducts onto rear slope to Public House (Class A4).

I am writing on behalf of the Charlotte Street Association.

There is strong objection to the proposed air-conditioning units on the rear 3rd Floor and associated extra ducts, due to the likely detrimental impact on the residential amenity of those living in the surrounding buildings in the immediate vicinity and/or overlooking the pub, for the reasons set out below.

- (1). The “Noise Impact Assessment” report only refers to the rear windows of the residential flats/houses on Maple Street as being affected (para 1.3).
- (2). But, As will be seen from our **enclosed “Map Showing Buildings With Residential”**, there is much more residential at the rear of 4 Conway Street, overlooking Conway Mews - all of which is very likely to be affected by the proposed a/c units and associated extra ducts.
- (3). In addition to the Maple Street properties, this further residential at the rear that is likely to be affected includes:
 - (a). the rear windows of the residential houses/flats on Fitzroy Street;
 - (b). rear windows of the residential houses/flats in the adjacent Conway Street terrace (e.g. nos. 6, 8, 10 etc);
 - (d). the residential flats in the upper stories of County House in Conway Mews.

The Noise Impact Assessment report needs to be re-assessed, to take account of these other residential properties, and especially the flats in County House which are the nearest to 4 Conway Street.

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Re: Planning ref. 2018/2004/P: 4 Conway Street, W1T 6BB - *continued:*

(4). County House flats, Conway Mews:

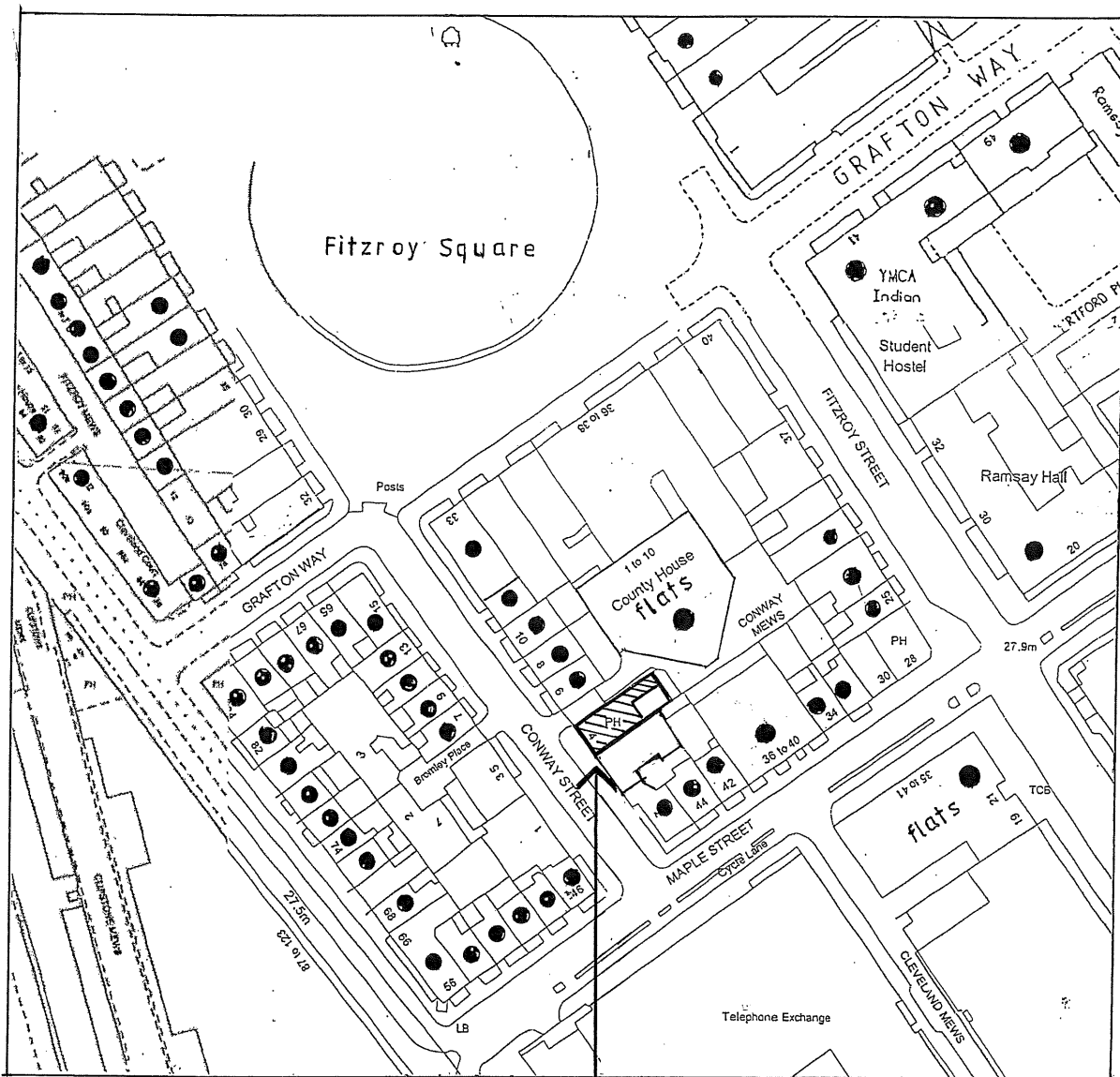
- (a). These flats (social housing, managed by Camden) are in the upper stories of County House (the lower stories being office use), and are much closer (probably the closest) to the pub than the Maple Street houses/flats quoted in the Noise report. Some of these flats also have external terraces/balconies and thus their residential amenity is even more vulnerable to the proposed a/c units and proposed vent outlets are roof level.
 - (b). Some of the flats already experience some noise from the pub. They will be particularly affected by the proposed a/c units and the associated ducts because the flats are at the same level or above the proposed units and vents.
 - (c). We are not convinced that the proposed 1.5M high solid timber screen around the 6 no. condensers/air-conditioning units on the 3rd Floor roof (para 4.5 of Noise report) will be affective in preventing noise to these flats, because the units will not be entirely enclosed (i.e. no "roof" to enclosure) - thus noise is likely to escape upwards to the flats which are at high level than the proposed units
 - (d). For similar reasons, we think that the noise from the outlets of the proposed 2 no. ducts at main roof level will affect the flats.
- (5). In the report, noise readings were only taken over two days. We think that they should be taken over a much longer time period, including weekends when the area is generally quiet.
- (6). As 4 Conway Street is in a Conservation Area, and adjacent to several listed buildings (some of which are particularly significant), the design of the enclosure at 3rd Floor roof terrace, and the ducts through the main roof need much better consideration - **we think that there should be a planning application to consider these design aspects.**
- (7). Although the noise impact assessment needs to be re-assessed, regardless there need to be conditions regarding hours for:
- (a). the 6 no. air-conditioning/chiller units, such as:
 - Monday to Saturday: 10.00 to 23.30
 - Sunday and Bank/Public Holiday days: 12.00 to 23.00
 - (b). the use of the extra ducts/fans (outlets ate roof level opposite the flats):
 - Monday to Saturday: 10.00 to 22.00
 - Sunday and Bank/Public Holiday days: 11.00 to 22.00

Yours sincerely,

Clive Henderson,
Committee Member,
Charlotte Street Association.

Enclosed: Map Showing Buildings With Residential

Copy: CSA Committee.



LORE OF THE LAND PUB
4 CONWAY STREET

From: Charlotte Street Association

06.2018

MAP SHOWING BUILDINGS WITH RESIDENTIAL

Re: Planning Application: ref 2018/2004/P:
4 CONWAY STREET, W1T 6BB

- (back dot) = indicates each building with RESIDENTIAL;
 (in most instances, the buildings are divided into flats).