

From: Colin Sargent [REDACTED]
Sent: 12 April 2019 12:23
To: Benmbarek, Samir [REDACTED] Planning [REDACTED]
Subject: Planning Application 2019/1070/P

To the attention of the Planning Office at Camden Council

I am writing to you in order to object to the planning application 2019/1070/P to convert the coach house at 39 College Crescent from a small office into a clinic. (Change from B1 to D1)

The development is a private gated development of six houses and one office unit. Entrance to all 7 premises are via the secure gate to the shared courtyard or the secure private car park.

I would like to object for the following reasons:

1. Converting the coach house to a clinic will drastically impact the residents as the courtyard will no longer be private and secure. In effect the courtyard will become public and unsafe.
2. I have two small children that play out in the courtyard and they will no longer be able to do so if this planning application is granted. This area would become unsafe as it would then become a public thoroughfare as Mr Silvert's patients would not be supervised in and out of the courtyard in fact there will be no monitoring of who can gain access to our court yard as the gate can and has been left jammed open by delivery drivers. There would also be the opportunity for people to tailgate the patients at the entrance as they would not have a duty of care of our homes and will be unaware of who is and isn't a resident.
3. The clinic operates from 09:00 until 22:00, 7 days a week. The previous tenants of the coach house worked 09:00 till 17:00, 5 days a week. This increase in operating hours will obviously create more noise and activity especially late at night when patients are leaving, this will cause disturbance. The longer hours will also impact the residents a lot more than previous tenants, as the clinic will be open during our family time which is the evening and weekends.
4. All the resident's privacy will be impacted as all properties overlook the courtyard this would mean that any member of the public that gains access to the courtyard can look into the resident's private property.
5. Our road has no parking spaces and if Dr Silvert advertises that his clinic is near public transport, there will be no way to prevent his patients driving to the clinic. This will cause an increase in local

traffic and lower the number of available parking spaces for local residents, in an area that is already short of parking.

6. The planning application also says that there is intention to use our private underground garage as a second entry point. This would cause further security issues and cause great concern. The garage is supposed to be a private, secure, underground garage, not a walkway for the public nor is it suitable for such use. This was also reflected in the price tag of the home we purchased.
7. The planning application is only for the first floor to be converted to accommodate 10 therapists. The area is only 80m², this seems inadequate to accommodate this number of therapists.
8. The application does not give any details regarding work to make the first floor accessible for disabled patients which it currently isn't. This further highlights that this area is not suitable for a clinic.

39 College Crescent is totally unsuitable for conversion into D1. This conversion would cause security issues and impact our privacy and our right to peace and quiet in the comfort of our home. I hope that the above will be prioritised when considering the planning application 2019/1070/P for review by the planning board.

Kind regards,

Colin Sargent, [REDACTED]

[REDACTED]

Kind regards,

Colin Sargent
Consultant



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