

# LONDON & HAMPSTEAD SERVICED OFFICES LIMITED

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Mr P Marfleet, Senior Planner  
Planning – Development Management  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

18<sup>th</sup> September 2019

Dear Mr Marfleet

**13 Heath Street, London NW3 6TP – Planning Application 2019/3094/P**

Dear Mr Marfleet

I'm writing to object to the retrospective planning application 2019/3094/P for 13 Heath Street, Hamsptead NW3.

Our objection relates to: *"Change of use of basement and ground floors from café/ restaurant (Class A3) to yoga studio (Class D2) including alteration of a window to a door on rear side elevation and replacement rooflight (retrospective)."*

I am the office manager for the first floor of 28 Heath Street which overlooks the back of 13 Heath Street. Our offices directly face the new glass door on the ground floor and overlook the skylight on the first floor. We are within three feet of the new yoga studio. We have the following concerns:

1. Class D2 is too broad because it includes: "Assembly and leisure - cinemas, music and concert halls, bingo and dance halls, swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations." In their revised Design and Access Statement, the applicant states that they will be operating as a yoga studio and will *"not generate any noise pollution."* However, the applicant states in their schedule on their website that they will be providing yoga classes, **pilates, Kids Dance for 2-3 years, Kids Dance for 4-5 years and Crystal Alchemy Sound Therapy.**

[<https://www.basement13heathstreet.com>].

2. Although the new yoga studio has only just opened and is not operating at full capacity, our tenants are already being disturbed by noise nuisance from yoga lessons. This nuisance can only be compounded by the other uses listed on the applicant's

website which include children and music in a small space directly opposite our offices.

3. The applicant has not submitted any sound insulation measures.
4. The windows of the new skylight and the new glass door can be opened. There is also an existing small window that is usually open. Previously, all windows and doors on the rear were required to be sealed under a planning condition.
5. Our tenants can also see into the studio via the glass door (which is not wholly obscured) and the skylight. They can see yoga students lying on the floor inside the studio.

If you are minded to grant retrospective consent, we ask the council to protect our tenants by imposing the following conditions.

1. Use must be restricted to the applicant's stated sole usage of Yoga.
2. Sound insulation measures for the new skylight and new glass door.
3. All doors and windows on the rear must be sealed shut.
4. All doors and windows on the rear must be obscured.
5. No music should be audible in neighbouring residential properties.
6. Light pollution conditions to stop light streaming through the door and out of the skylight after dark.
7. Restricted opening hours.

Yours sincerely



Jody Hammond

Mr P Marfleet, Senior Planner  
Planning – Development Management  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

[REDACTED]

14<sup>th</sup> September 2019

Dear Mr Marfleet

**13 Heath Street, London NW3 6TP – Planning Application 2019/3094/P**

I am writing to object to the above retrospective application for *“Change of use of basement and ground floors from café/ restaurant (Class A3) to yoga studio (Class D2) including alteration of a window to a door on rear side elevation and replacement rooflight (retrospective).”*

I live in the top floor flat at 28 Church Row overlooking the back of 13 Heath Street and the new glass skylight.

In their revised Design and Access Statement, the applicant states that they will be operating as a yoga studio and will **“not generate any noise pollution.”** But their schedule says that they will be providing yoga classes, pilates, Kids Dance for 2-3 years, Kids Dance for 4-5 years and Crystal Alchemy Sound Therapy. [<https://www.basement13heathstreet.com>].

The new yoga studio is operating directly beneath a glass box. The windows of the new skylight and the new glass door can be opened. The applicant has not submitted any sound insulation measures. How can they not generate any noise pollution for residents living directly above them?

When 13 Heath Street operated as a restaurant, Camden Council imposed conditions to protect residents from noise nuisance at the back. I am particularly concerned about noise escape from music. If you are minded to give retrospective consent, it is very important that the Council imposes similar conditions including:

1. Sound insulation measures for the new skylight and new glass door.
2. A condition that no music should be audible in neighbouring residential properties.
3. All doors and windows on the rear must be sealed shut.
4. Restriction of D2 use to yoga.
5. Restricted opening hours.
6. Light pollution conditions to stop light streaming out of the skylight at night.

Yours sincerely

Laurent Combe

[REDACTED]