

Date:29/11/2019
Your Ref: 2019/5214/P
Our Ref: 9020



Mr Ben Farrant
Planning Officer
Planning
London Borough of Camden
5 Pancras Rd, Kings Cross,
London, N1C 4AG

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Mr Farrant

REPRESENTATIONS IN CONNECTION WITH PLANNING APPLICATION REFERENCE 2019/5214/P AT PREMIER INN, 1 DUKE'S ROAD, LONDON WC1H 9PJ

I have been instructed to submit this letter of representation to the London Borough of Camden on behalf of my client, Health Services Laboratories (HSL (FM) LLP), in connection with planning application 2019/5214/P, which proposes the following development:

"Erection of a two-storey roof top extension and a seven-storey annexe extension to existing hotel (Use Class C1); formation of ground floor restaurant (Use Class A3); together with alterations to the external appearance, access, plant, car parking and associated works (total uplift 2990sq. m)."

HSL (FM) LLP

HSL (FM) LLP occupy 1 Mabledon Place, which is shown on the plan at **Appendix 1**. The property provides offices and laboratories which are used for pathology and diagnostic services, serving both the independent healthcare sector and the NHS. 1 Mabledon Place supports the medical institutions in the locality and in North London including UCLH, Royal Free Hospital and North Middlesex Hospital.

Patient sample testing is undertaken at the property and therefore vehicle and motorbike deliveries take place throughout the day and also over night to deliver patient samples. It is essential that these samples reach 1 Mabledon Place quickly and are not delayed.

Vehicle and motor bike patient sample deliveries to the property are via Flaxman Terrace, where there is access to the basement parking/ drop off area. Non sample deliveries also take place to the property daily and there is a vehicle lay-by located on Mabledon Place.

Construction Phase of the Proposed Development

A Draft Construction Management Plan has been submitted to the London Borough of Camden with the planning application. The Draft Plan advises that:

- Construction is expected to last for approximately 65 weeks.

Partners

R J Greeves BSc (Hons) MRICS
G Bullock BA (Hons) BPL MRTPI
A Vickery BSc MRICS IRRV (Hons)
S Price BA (Hons) DipTP MRTPI

A R Holden BSc (Hons) FRICS
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP MRTPI
A Meech BSc MRICS

S Page BA MA (Cantab) MSc MRTPI
P Roberts FRICS CEnv
T Lodeiro BA (Hons) PGDip MSc MRICS





- Access/ egress to the site will be via Duke's Road from/ to Euston Road (A501).
- No stopping, waiting, loading/unloading for construction vehicles on Euston Road.
- No vehicle spaces to be suspended and no use of the pavement/ highway.
- Not to implement any vehicle diversions.

The northern section of Duke's Road is accessible to two way traffic and the southern section, to the south of the site is accessible to southbound traffic only and also narrows. There is therefore no access from Flaxman Terrace to Duke's Road.

HSL (FM) LLP is supportive of the proposed access and egress to the site via Duke's Road, from and to Euston Road (A501). It is requested that The London Borough of Camden secure a commitment from the applicant to commit to this strategy, either through appropriately worded planning conditions or S106 obligations.

London Borough of Camden should also ensure through appropriately worded planning conditions or S106 obligations that no vehicles exiting the site are able to turn left out of the site and to travel south along Duke's Road. Any vehicle that turns left out of the site, will travel south along the one way section of Duke's Road to Flaxman Terrace. HSL (FM) LLP is concerned that if construction vehicles are permitted to exit the site via this route that it could cause conflict with delivery vehicles and motor bikes serving 1 Mabledon Place, on Flaxman Terrace.

HSL (FM) LLP request that the London Borough of Camden ensure that the management of construction vehicles is appropriately controlled, throughout the construction process, to ensure that no construction vehicles utilise Flaxman Terrace. The use of Flaxman Terrace for construction vehicles poses a risk to the operations of HSL (FM) LLP.

We would be grateful if you could keep us notified on the application's progress.

If you require any further information or clarification from us, please do not hesitate to contact [REDACTED]

Yours faithfully,

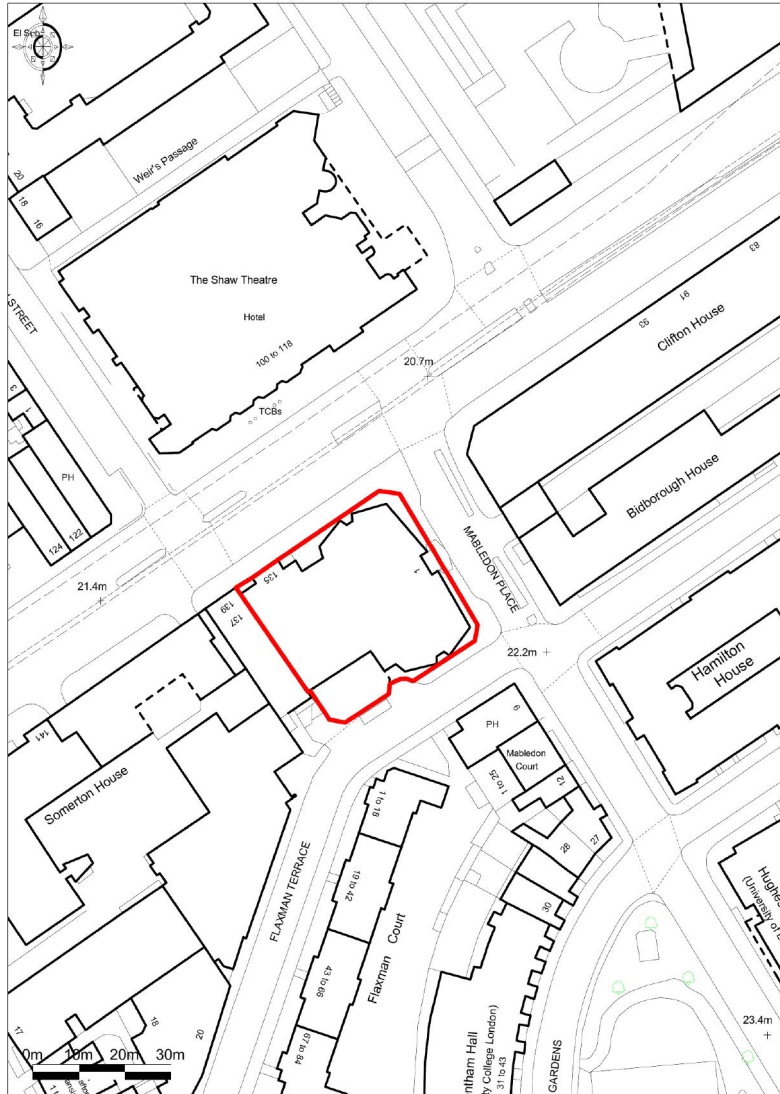
[REDACTED]

DWD



APPENDIX 1 – LOCATION PLAN

Site Location Plan
Part Ground Floor, 1 Mabledon Place, London, WC1H 9AJ



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Licence number 100022432. Plotol Scale - 1:1250

Scale 1:1250 @ A4
Ref: DWD/01