
From: Chris Bradish [REDACTED]
Sent: 04 October 2021 16:39
To: Planning Planning
Subject: Planning Application 2021/3673/P

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I should like to register my objection to the proposed development of 85 Grays Inn Road. The building in question occupies a corner plot bordered by Grays Inn Road, Roger Street and Brownlow Mews. It will be a speculative development for Bioscience laboratories, requiring considerable air conditioning and fume extraction.

My objections relate to the impact it will have on Brownlow Mews, a quiet residential street which is a no through road and which has recently been significantly enhanced by Camden with the laying of new cobbles.

My objections are;

1. Loss of light. The plans show that the proposed development will cut off the direct sunlight to the rear of 4-6 Brownlow Mews and cast their balconies into shadow, making them unusable.
2. Noise. The development places significant air conditioning and fume extraction plant on the roof of the development. This will inevitably generate considerable noise which will impact upon the neighboring properties.. I quote from the application “For efficiency of installation and ongoing operation, it would be preferable to have all the plant required to be centrally provided at roof level however there is not enough space at roof level and to do so would be detrimental to the massing of the building and noise criteria. An approach has therefore been made to locate the majority of the plant at roof level and also have additional plant located in each level of the courtyard infill”. In other words the additional plant would be placed adjoining the rear of the Brownlow Mews properties, moving the noise nuisance into Brownlow Mews. I also quote “No additional plant can be located within the building, as a reduction in floorspace will have a detrimental impact on the commercial viability of the re-purposing of this building for the Bioscience Sector”, again in other words for commercial considerations they will subject Brownlow Mews to the noise nuisance from external plant. They propose a roof garden on the side of the roof facing Grays Inn Road. This would be far more appropriate if it faced Brownlow Mews. This would make it quieter for the users of the garden and distance some of the plant from Brownlow Mews. It would not affect the privacy of those opposite as the building has mirrored glass.
3. Fans. They propose two fans at the rear of the development, facing the area between the properties on Grays Inn Road and Brownlow Mews. This will act as an acoustic corridor, funneling the noise of the fans between the properties. The initial discussion document suggested a solid wall to the courtyard infill to reduce noise, this goes against that recommendation.

Overall I believe there are significant grounds for objection to this proposal.

With best wishes, Chris Bradish
Flat 4, 5 Brownlow Mews.