

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3673/P	Merle O'Keeffe	13/10/2021 12:27:02	OBJ	<p>I live in Brownlow Mews which is now primarily a residential Mews. I have read the details of what is planned for 85 Gray's Inn Road. The address is misleading as the real and adverse impact of the proposed change of use and development will be felt on the Mews, with such considerable intensification of use of industrial plant equipment to support what is proposed, to the extent that the courtyard onto the Mews has to be used in addition to the roof area. Noise has on occasions been a problem because sound coming from the courtyard reverberates along the 'channel' of the Mews. Additional generator power will only add to this. The environmental impact of noise pollution, reduced air quality use of chemical hazardous substances and more will adversely impact the environment. It is not a suitable development in the proposed location.</p>
2021/3673/P	Chris Bennington	11/10/2021 14:14:01	OBJ	<p>I'm primarily concerned with the effects of this lengthy construction on our ability to enjoy our mews and have safe access. The demolition has been handled unsafely and noisily. I shudder to think what the build will be like.</p> <p>I also understand that the space will be used to handle and store dangerous substances. I'm concerned about what risks those substances might pose to we residents.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3673/P	Sig'n Wynn-Jones & Simon Frusher	15/10/2021 03:39:02	OBJ	<p>We are writing to register our objection to the development proposed for the vacant office property, 85 Gray's Inn Road (planning application 2021/3673/P). It is a speculative development for life science laboratories. The property is currently permitted to be used as an office.</p> <p>The development as proposed is unsuitable and detrimental to the residents of Brownlow Mews, and especially to those on the neighbouring properties in Brownlow Mews and Gray's Inn Road. The following points outline our main concerns:</p> <p>LOSS OF LIGHT AND PRIVACY FOR NEIGHBOURS The plans make insufficient consideration for the loss of light and privacy to the residences to the rear of Gray's Inn Road and Brownlow Mews.</p> <p>We note a daylight and sunlight assessment has not been produced for 4-6 Brownlow Mews. This surprises us as a number of units in this building have windows and terraces to the rear. Those terraces that directly adjoin 85 Gray's Inn Road will be rendered unusable. The lightwell for the lower communal hallway of 4-6 Brownlow Mews is also impacted.</p> <p>EXCESSIVE NOISE It is noted that the level of plant required exceeds that which can be accommodated on the roof. The proposal includes the infill of the courtyard area to accommodate the additional plant required for the site to operate as a life science laboratory.</p> <p>The infill is directly adjoining the neighbouring residential properties. Using this space for plant will negatively impact the noise levels for all neighbouring properties.</p> <p>The proposed daily diesel generator will only further exacerbate the noise levels.</p> <p>As suggested by the accompanying report, moving plant furthest away from residential properties would be the far more preferable solution.</p> <p>Furthermore, it is unclear what the operating hours of the building would be, and for what parts of their days residents would be exposed to this noise nuisance.</p> <p>POLLUTION The proposal to convert this office premises for use as a life science laboratory necessitates substantial fume extraction. It is noted that the substances to be used are not known at present, and that leakages will likely occur. It appears both unwise and unnecessary to introduce the associated risks of such an operation into an increasingly residential area.</p> <p>INCREASED TRAFFIC There is only one access point for vehicle to enter Brownlow Mews – the junction with Roger Street. (The access to Guilford Street being pedestrian only.)</p> <p>The proposal is for several different companies operating within the premises rather than just one as previous. This will necessitate a significant increase in the deliveries required when the building is in operation.</p>