

Parnjit Singh

From: Chang, Daniel <[REDACTED]>
Sent: 21 October 2021 20:55
To: Planning Planning
Subject: Planning application 2021/3673/P for 85 Grays Inn Road

Dear Sirs,

I am hereby sending you my objection to the proposed development of 85 Grays Inn Road, with the application of 2021/3673/P. The speculative development is expected to provide space for Bioscience laboratories, which I believe will have negative impact on the Brownlow Mews residential community – and particularly that of the adjoining 4-6 Brownlow Mews property and its residents.

I would like to object on this development plan on several grounds:

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 and diminishing their value.
2. Noise -
 - The development will place significant air conditioning and fume extraction plant on the roof which will create a lot of noise, impacting the adjoining residential building where we live in – 4-6 Brownlow Mews. 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”. This means that the additional plant would be placed next to the rear of where we live at 4-6 Brownlow Mews, causing noise pollution for the residential neighbors of 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 to accommodate the commercial considerations of the 85 Grays Inn Road, the residents of Brownlow Mews will be negatively impacted by the noise nuisance from 85 Grays Inn Road’s external plant.
 - Furthermore two fans are being proposed at the rear of 85 Grays Inn road, 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.
3. Air Quality - The impact on air quality has not been carried out as the 85 Grays Inn Road. The documents states only a modelling was provided by the developer and "a series of conservative assumptions were made". We would be very concerned by the air quality as residential neighbors this could potentially impact our health.

As you can see we are not supportive of the development plans for several reasons – mostly that it would negatively impact our health and wellbeing at 4-6 Brownlow Mews and that of our residential neighborhood.

Kind regards,

Daniel

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