

[REDACTED]

Subject: FW: Comments on 2021/3673/P have been received by the council.

[REDACTED]

Dear Camden

Can you please let me know why my comments are not posted on the respective planning application's site.

Thank you

Teresa Borsuk

[REDACTED]

Subject: Comments on 2021/3673/P have been received by the council.

[REDACTED]

I write as the owner of 30 Brownlow Mews - a residential property diagonally opposite the development site and as a resident of 61 Doughty Street.

I have the following comments to make on the planning application:

1. The application fails to acknowledge or appreciate the extent of residential accommodation in the vicinity of the development site and in particular, Brownlow Mews.
2. Commercial viability. "No additional plant can be located within the building as a reduction in floor space will have a detrimental impact on the commercial viability of the re-purposing of this building for the BioScience sector". Commercial viability is not a planning matter and should not dictate the design - especially to the detriment and harm of neighbours.
3. The Fume Extract. The fume extract is located away from the commercial ITN building/Grays Inn Road and closer to the homes in Brownlow Mews. The height of the fume extract is only "indicative at this stage based on a desktop analysis. Further analysis will be carried out at a later design stage that will determine the required heights and performance of the flues" and "it is not known what chemicals will be utilised within the fume cupboards." This lack of precise information for such a significant matter is not acceptable for the accurate assessment of a full planning application.
4. The delivery and operational strategy is flawed. Works to the building have started - and already on many occasions Brownlow Mews has been blocked to any vehicular traffic. The deliveries/pick-up to 85 Grays Inn Road is shown in the Mews, directly adjacent the only Pay & Display spaces in the street. Once a delivery vehicle is parked in this location the street is completely blocked (as the street is closed at the Guilford Street end). This was the situation this morning. All traffic movement was halted and there was a build up of traffic in the surrounding streets. (Please advise how I can send a photograph which clearly shows this.) In addition, "Larger deliveries of consumables and equipment will be required to be managed with access gained through Brownlow Mews rear courtyard" and "any external refilling of gas storage vessels will need to take place at a time outside parking restriction times." This is an open-book for night-time delivery and all the consequent noise and nuisance that can cause.
5. Noise. "The preliminary assessment indicates that various items of plant would not achieve the requirement of the Local Authority without suitable acoustic mitigation measures." This lack of precise information is not acceptable. And how can we as resident neighbours ensure that appropriate mitigation measures will be in place and will be suitable managed and maintained in perpetuity? Most of the Mews properties are single aspect and rely totally on their street elevations for the enjoyment of light and ventilation and respite from noise. I urge the Council to reject this proposal. There is inadequate information for an accurate or appropriate assessment on the impact of the proposals on air quality, noise and nuisance.

Comments made by Teresa Borsuk of 61, Doughty Street, WC1N 2JY [REDACTED]
[REDACTED]

Comment Type is Objection