

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5347/P	KATHERINE DEE	30/11/2021 10:42:19	COMMNT	<p>Dear Sir / Madam,</p> <p>As the resident of the top floor of 33 Betterton Street, I am writing to comment on the application for 24 Endell Street.</p> <p>The application includes significant external and internal changes, in addition to a change of use, and my comments in particular focus on the changes proposed in Betterton Street.</p> <p>Betterton Street is a relatively quiet, one-way street, and is narrow when compared to other streets such as Endell Street. The pavement which runs along the side of the proposed changes is also narrow, and is close to a sharp bend in the road.</p> <p>The proposal looks to make more use of the pavement area on Betterton Street as additional entrances are being formed on this side of the building, in particular the studio entrance will be located on Betterton Street, directly opposite 33 Betterton Street. Care will need to be taken to ensure that any audience queues forming outside the recording studios do not block the pavement or spill into the road.</p> <p>6.41 of the Planning Statement document states that the site is within the proximity to a number of other listed buildings and that of relevance are 22 Endell Street (Grade II Listed) and Brownlow House (Grade II* Listed). 33 Betterton Street is also Grade II Listed, and the document does not mention why this building is not of relevance when it is directly opposite part of the site that is to undergo significant change of use.</p> <p>3.6 of the Planning Statement notes that 'The closest residential premises are flats at Dudley Court on the opposite side of Short's Gardens, flats at Betterton House on the opposite side of Betterton Street, a residential house at 24 Betterton Street, plus flats above shops on Endell Street.' 33 Betterton Street is not obviously further away from the site than Betterton House, also being directly opposite, and there is also no mention of our neighbour 31 Betterton Street, which is also directly opposite the site.</p> <p>3.6 also states that most of the buildings surrounding the site are commercial, but does not seem to quantify this. 33 Betterton is entirely residential, and 31 Betterton Street has a commercial ground floor and basement, but flats above. Similarly, on Endell Street, although most of the buildings have commercial ground and basement floors, there are significant numbers of flats above these. Betterton House is also entirely residential, and most of Dudley Court is residential.</p> <p>We took part in the consultation and noted that our home could be subject to increased noise and overlooking. The Statement of Community Involvement covers these points and notes that 'there are different ways of addressing to protect residential amenity and privacy This includes the possibility of applying film to the windows or etched glass, along with the fact that there will also be desk space along the windows so this will also act as a natural buffer. We are considering a number of measures, which we will discuss with LBC Planners to respect privacy and also enhance the look and feel of Betterton Street. '</p> <p>The final application is not clear as to which of the above-mentioned ways of addressing the protection of our residential amenity and privacy have been incorporated. I cannot see mention of film or etched glass being applied to the windows. The statement mentions desk space along the windows, but desk configurations is not covered by planning permission. Indeed, the windows on Betterton Street would appear on the application to now be full length opening windows, more in the style of an internal balcony. Such a style of windows is not obviously consistent with a row of desks acting as a buffer, and could encourage those using the building to stand by the window/balcony directly looking at the buildings opposite. The increased size of the window opening will also increase noise.</p>

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The statement in the Statement of Community Involvement also noted that ‘ we are exploring the options that only the entrance would be located on Betterton Street with exit only on Endell Street to reduce any potential noise disturbance for residents’. I cannot find any mention of this being the case in the Planning Statement.

The Planning Statement note that ‘The creation of new windows at first and second floor levels on Betterton Street would serve office accommodation, which would typically be used during normal office hours. As such, no greater overlooking or privacy impacts are envisaged than from the previous use of the third floor as effectively hotel bedrooms, where the hours of use could have been 24hr. The studio entrance on Betterton Street would feature a glazed frontage to protect privacy.’. The hotel rooms typically had the curtains drawn when in use, and did not seem to be occupied at full capacity. It is not obvious to me how glazing protects privacy – theirs or mine.

The proposal includes additional terrace space, and changes to openings for existing terraces/ balconies. As the Statement of Community Involvement mentions ‘The proposed balcony/roof terrace for this application would be used for office use within office hours, so we wouldn’t envision it having a detrimental effect on residents particularly when considered against the previous use of the site as a private members’ club.’ If permission were to be given for the proposal, we would request that the use of the terraces is restricted to normal office hours as part of the permission, with no outdoor music. The Hospital Club was subject to strict licencing controls, and there was no music broadcast outside on the small smoking terrace -certainly not on the Betterton Street side anyway.

The club was also incentivised to restrict noise by the existence of their hotel rooms. As the existing protection of the licencing conditions will no longer be in place, we would request that planning restrictions are imposed if necessary. Whilst the new owner has indicated that they wish to be good neighbours, there is no guarantee for future owners.

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Total: 4