

Laura Dorbeck

From: [REDACTED]
Sent: 10 April 2022 14:39
To: Laura Dorbeck
Cc: Adam Harrison (Cllr)
Subject: Objection: Planning Application 2022/0898/P Rockefeller Building, 21 University Street WC1E 6DE on behalf of CMWG

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From: Bridget Cuming on behalf of Chenies Mews Working Group – CMWG. This is an informal Group formed in 2016. The Group's Objective: to do what they can when they can to improve the environment of Chenies Mews as a place to live and work.

To: Laura Dorbeck, Planning Officer, London Borough of Camden Laura.Dorbeck@camden.gov.uk 10 April 2022

Copy to: Cllr Adam Harrison, Bloomsbury Ward, London Borough of Camden adam.harrison@camden.gov.uk

Objection: - Planning Application 2022/0898/P Rockefeller Building, 21 University Street WC1E 6DE

Background:

UCL's Construction Projects have blighted the lives of those who live and work in Chenies Mews. Patient's' access (particularly wheelchair users) to the Roger Williams Building and the Hatter Institute have been difficult & sometimes impossible.

CMWG is keen to avoid a repeat of the "knock on effect" to Chenies Mews of the most recent works in the same Rockefeller Building in University Street, to which this application relates (example photos taken in Chenies Mews contemporaneously Appendix A). Project Management Planning is a main area of concern.

The proposal is likely to have a significant effect on the residential amenity both in the short term, (during the construction work) and in the longer term (with effects of vehicular access to the loading bay) goods yard and noise levels.

Site & Surroundings:

"The area in which works are proposed falls to the rear of the Rockefeller Building within a goods yard which is located behind a set of security gates at the north of Chenies Mews."

The site was part of the highway & became a "loading bay" as a result of a stopping up order in 2004. Since that time, the problems of use of the area (for the purpose for which it was intended) have increased.

The Application refers to "external works are all to be located within the existing goods yard and fire escape alleyway to the rear of the Rockefeller Building. These areas currently comprise a mix of existing plant and servicing runs and are located behind a closed access gate. As such they are not visible from external viewpoints along Chenies Mews".

Noise:

Generally speaking the measuring & monitoring of noise levels in the area appears to be a neglected process. Is this because noise levels accompany individual applications for planning? The lack of an original acoustic report for the P O’Gorman Building makes monitoring noise levels in Chenies Mews problematic too. There is anecdotal evidence that the recently opened UCLH Grafton Way Hospital has also increased noise levels.

Specifically CMWG’s concerns about noise are:

1. Noise from the equipment itself
2. Noise from the operation of new facilities like doors, gratings etc which are in use 24/7
3. Noise levels during the period when construction works are in process
4. Noise associated with “anti-social behaviour” during the construction phase

Summary:

CMWG endeavours to be realistic about the opportunities for change in Planning for the future and are keen to continue to work with Camden and UCL to reduce conflict and improve the environment as a place to live and work.

The question to be answered is “Will the approval of this Application improve the quality of life, and of the built and natural environment within Chenies Mews?”

If the answer to this is “yes” – CMWG seeks assurances that in the short term there is a Project Management Plan for the Construction Phase (which is transparent and can be easily bench marked). In the longer term CMWG seeks significantly improved acoustic monitoring and noise control & improved traffic management.

Appendix A Chenies Mews during last Rockefeller Building Project





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