

Sandra Wheen, for Chenies Mews Working Group (of Residents), C/o Bridget Cumming, 74 Chenies Mews, London WC1E 6HU. [REDACTED]

To: The Membership Briefing Panel that meets on Monday 5 September 2022

Dear Panel

4 September 2022

Rockefeller Building Ref 2022/0898/P - Welfare Facility at 96A-98 Chenies Mews.

I am writing to you on behalf of Chenies Mews Working Group of Residents. We hope you will allow this last-minute submission regarding the use of the Welfare Facility at 96A-98 Chenies Mews, for this project, as we have only just been able to read exactly how this is being framed in the Officer's Report.

Request for a Planning Condition. The 'Change of Use' Planning Permission, 2015/3414/P, which permitted 96A-98 Chenies Mews to be used as a Construction Welfare Facility was temporary for 5 years 2015-2020. It has now reverted to D1 ancillary use as a Welfare Facility for UCL Service and Maintenance Contractors, ie not construction workers, see extract from Officer's Report below.* However, the project before you is, or may be seen as, a Construction Project. So there is a danger that this permission could become a precedent for the facility to be used again as a Construction Welfare Facility with no further Change of Use application and therefore no opportunity for residents to comment. This would be of concern to residents because this facility was poorly managed by UCL when it was being used for construction workers. There was smoking in the street, mobile phone use outside people's doors and other anti-social behaviour, which led to a troubling atmosphere in the street. We need a Planning Condition that will give us a chance to protect our residential amenity.

Suggested wording of Planning Condition requested: *"This permission does not constitute a precedent for the use of 96A-98 as a 'Construction Welfare Facility' and continued use as a 'Construction Welfare Facility' after this project will be subject to the normal change of use planning procedure."*

Request for an Amendment to the CMP. Under the 5-year Temporary Change of Use Permission, 2015/3414/P, the Construction Welfare Facility was subject to a Management Plan one aim of which was to protect residential amenity. As this is no longer in place we are asking that the clause it contained about the impact on Chenies Mews can be inserted into the CMP as an amendment.

Suggested wording of Amendment requested (wording borrowed from the previous Management Plan): *"Residents are [also] located on the southern end of Chenies Mews. A 'no lingering policy' will be strictly enforced on Chenies Mews to ensure there are no adverse impacts on surrounding users and for safety precautions associated with the gas store. All contractors and workers will be informed of this policy and it will be included in the induction briefings. The building manager will ensure this policy is strictly applied."*

Residents have been on a long journey with this Welfare Facility and we want it to end well.

Many thanks for reading this. Sincere regards

Sandra Wheen
For Chenies Mews Working Group (of Residents)

*Extract from Officer's Report, Page 8. "Regarding the use of the welfare facilities, Camden Officers previously confirmed that the use of this premises for UCL Service and Maintenance Contractors would be ancillary to the existing education use and wouldn't need planning permission."