
From: David Judd [REDACTED]
Sent: 20 October 2023 19:12
To: Planning Planning; Sam FitzPatrick; Gary Bakall
Subject: Planning application reference 2023/3479/P
Attachments: 23044-L01-A Bedford Court Mansions - noise measurements.pdf

112a Great Russell Street
London WC1B 3NP

Application for approval of details: 2023/3479/P

I write on behalf of Bedford Court Mansions Ltd, the owners of the residential building on Adeline Place most directly affected by this application. Whilst we are not objecting to the application, we wish to make the following comments.

Bedford Court Mansions Ltd approached acoustic consultants Sandy Brown and asked them to carry out tests to investigate the continuous high levels of noise emissions from the Hotel complex opposite, specifically from the new plant installed at street level serving the Zedwell Hotel on Adeline Place. Sandy Brown's report is attached

The findings indicate that, as a result of recent mechanical adjustments made by Zedwell Hotel to their equipment at street level on Adeline Place, noise emissions appear to fall within the criteria set in Condition 9 of decision 2022/5446/P. We do however suggest the following need further consideration:

- During the sound testing investigations, we found that the excessive noise is now coming from equipment serving the St Giles Hotel which is located 2 floors higher in a plant room behind a metal panel enclosure. Given the recent opening of the Zedwell Hotel, and then subsequent adjustment of its equipment, it seems too much of a coincidence that the noise is now audible higher up. We are asking for confirmation that there has been no breach of any access voids, pipes, vents etc by Zedwell Hotel into any other voids, pipes or vents serving any neighbouring user on this site including any shared plant equipment.
- We also aware that the St Giles Hotel has reported to Planning Enforcement that the Zedwell Hotel has blocked off air vents serving back of house facilities of the St Giles Hotel, and Hudsons House. This resulted in the installation of 2 new vents (without planning permission) above the back entrance doors from Adeline Place. We note also that no action has been taken by Planning or the Zedwell Hotel to remedy the situation. If this is now the cause of the noise higher up, then Condition 9 should not be discharged until further investigation has been carried out and, if shared vents have been used, that the condition be refused until the situation has been resolved. We are asking that this is looked into as a potential breach of any service ducts which could be causing issues now and in the future.
- Finally, what procedures are in place to ensure that the equipment serving Zedwell Hotel does not get turned up after the condition is discharged? If the equipment was as easily adjusted to turn the machines down, it would also be just as easy to turn them up,

particularly in warmer summer months when demands are higher and when the breach of condition first occurred.

Regards

David Judd
Director
Bedford Court Mansions Ltd