
From: Stephen Heath <[REDACTED]>
Sent: 21 October 2023 18:08
To: Planning Planning
Cc: Sam FitzPatrick; Gary Bakall; Chairman BCM; Chair Association
Subject: APPLICATION FOR APPROVAL OF DETAILS 2023/3479/P

112A GREAT RUSSELL STREET
LONDON WC1B 3NP

Proposal: Details required by condition 9 (report of validation test of plant noise levels) of planning permission 2022/5446/P dated 19/04/2023 to vary planning permission ref: 2015/3605/P granted on appeal (ref: APP/X5210/W/16/3147078 dated 04/10/2016) for change of use of part ground floor and basement levels -4 and -5, including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place, from Car Park (sui generis) to an underground hotel (Class C1).

Application for approval of details: 2023/3479/P

The Bloomsbury Association has no objection to this application to discharge Condition 9 and wish to make the following comments.

Bedford Court Mansions Ltd approached acoustic consultants Sandy Brown and asked them to carry out independent tests to investigate the continuous high levels of noise emissions from this building, specifically from the new plant installed at street level serving the Zedwell Hotel on Adeline Place. Sandy Brown's report has been sent to the Council by Bedford Court Mansions Ltd and we endorse its findings.

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. Bedford Court Mansions Ltd have however suggested noise emissions from adjacent plant serving the St Giles Hotel and their tenants needs further investigation, which we endorse.

Stephen Heath
On behalf of the Bloomsbury Association