

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3870/P	Margaret Duffy	21/10/2023 13:33:00	OBJ	

Planning Application Reference: 2023/3870/P  
 Address: Basement Car Park, Brunswick Centre, London, WC1N 1AE, 38A Brunswick Centre, London, WC1N 1AE

I object to the subject planning application to build an underground hotel in the basement / car park of The Brunswick (with associated works on the ground/roof) for the following reasons:

✦ Noise

Whilst I accept living in central London comes at a price (at the same time many benefits) we are inundated by 'normal' noise on Marchmont Street. In particular by businesses not respecting the law or lacking consideration of residents, allowing extreme noise nearby or on the pavement into the early hours. Every day, between 5-5.30am a platoon of wheelie suitcases pass by our flats, departing from local hostel/hotels, to Russell Square tube station. There is ongoing noise throughout the day and night from people (conversation and bikes) using the bicycle parks located on the pavement outside our homes. It is part of our everyday life.

...in this context, the potential hotel development will cause much worse noise, due to drilling of the core concrete fabric and heavy vehicles on our street. The work on the roof, given the unresolved reported noise generated by similar infrastructure in the area, raised at the latest consultation meeting, is another concern that was not addressed by the developers. The overall long-term impact of this extreme noise on tenants and other residents nearby will be horrific.

✦ Pollution

I love living where I do. I am a volunteer gardener for the tree-pits on Marchmont Street and a 'Friend of Brunswick Square'. We do our best to protect our environment. There are also many children living and using the area, not least at nearby Coram. The immense dust and additional heavy traffic will impact negatively.

✦ Traffic / pressures on local infrastructure

There is a small, not particularly user-friendly (lifts) tube station. Other than a great bus service that I cannot envisage the hotel customers using, there is not that much of transport flux in such a densely populated area.

✦ Vulnerable tenants

I am a (volunteer) tenant representative of Sheltered Housing tenants in Foundling Court, The Brunswick. You may or may not imagine how difficult it is (for some) SH tenants to be aware of this planning application, let alone have the language / IT skills and equipment to respond. There are also some too afraid to put their heads above the parapet given the influence of the developers on our homes. In this respect it is an unfair process. There would be many more objections otherwise.

✦ Viability of works

I am not an engineer but there is something about this plan to smash an entire lower ground floor down onto the basement floor that fills me with dread. Admittedly I have nothing but a gut feeling it is not going to work. The developers, though, did not demonstrate grasp of detail, e.g. size of the 'slabs' when asked at the last consultation. I envisage they will eventually get their plans amended and as a result save a lot of money to the detriment of the environment (i.e. freedom to transport an extra 600 tonnes of rubble) and our lives.

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✦ Lack of need or value

My strength is finance and I know from research of this proposal that, given current conditions, there is no 'economic' justification for this type of hotel in the area, considering local occupancy levels and abundance of wide-ranging hotel accommodation. The extra footfall to the centre is simply not worth the cost / negative impact on our lives.

✦ Better / other options

I think the initial suggestion by Camden Council to use the space for storage is more appropriate. For example, how many museums and universities would pay for this close-by space?

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