

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3870/P	Sandra Neary	23/10/2023 12:05:27	OBJ	<p>This is a listed building but all of a sudden you can have a Premier Inn Built but we as residence cannot put a nail in the wall. Also there is concern with mice and rats within the block which are already entering our premises this will disturb them more the place needs fumigating. Concern with the increase of foot traffic with a 207 room hotel as there is already a vast amount of people in the area and we already have a number of hotels in the area.</p> <p>There is also concern with generators etc., going on roof this will cause constant noise that we are expected to live when your work is done. There is also concern of the quality of work as already the small amount of work that has been carried out recently on walkways is a trip hazard as they have not been levelled off.</p> <p>Once again all about money not about residents that have resided here for decades.</p>
2023/3870/P	Julia Loftus	24/10/2023 08:15:45	COMMENT	<p>I have been a resident of Foundling Court since October 1972.</p> <p>I wish to protest in the strongest possible terms against this proposal.</p> <p>It offers nothing but noise, dirt and disruption to us and I would suggest it is highly dangerous in structural terms.</p> <p>Foundling Court has many maintenance needs but definitely does not need this ridiculous project.</p> <p>NO NO NO</p>

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2023/3870/P	Maryrose Storey	23/10/2023 16:18:13	OBJ	<p>I am a resident of The Brunswick. I strongly object to the building of a hotel underneath our flats. The area does not need another hotel. There are already a vast amount of hotels around this location, with a large Holiday Inn directly opposite Founding Court (where Lazari Investments plan their hotel to be) Another hotel would have a negative impact on neighbouring residents and the local environment. A residential block is entirely unsuitable for an underground hotel in the basement. The residents did not choose to live above a hotel.</p> <p>The noise and disturbance that will occur during the estimated 18 months building of a hotel will be unbearable for the residents, who will not be able to go about their normal daily lives, let alone work from home as many people do now. If the hotel is built, there will also be noise and disturbance for the residents from hotel guests arriving and departing at all times of the day and night. This will negatively affect the quality of life of the residents.</p> <p>There are about 120 Sheltered Housing tenants living at The Brunswick. Many of these are very elderly and disabled. These residents are already becoming very anxious and distressed about this building plan. They often have to spend a lot of time in their flats, and will not be able to go out to escape the construction and drilling noise. This will be very detrimental to their health and well-being. In fact, all the residents will suffer from the noise and vibration. This will affect our physical and mental health. Will there be compensation for damage to our health if the building of a hotel goes ahead? Will there be compensation for the lack of earnings due to not being able to work from home?</p> <p>Building a hotel under the flats at The Brunswick will bring no benefit whatsoever to residents or local people. It will only be detrimental.</p> <p>These quotes are from a reputable Scientific Study:</p> <p>Construction noise effects on human health: Evidence from physiological measures:</p> <p>'Construction noise can induce chronic stress, leading to various mental health problems such as anxiety, irritability, and reduced concentration. Continuous exposure to loud noise can heighten stress levels, affecting overall emotional well-being and quality of life.'</p> <p>'Studies have shown a correlation between high levels of environmental noise, including construction noise, and an increased risk of cardiovascular diseases. The constant exposure to loud noise can elevate blood pressure, cause vasoconstriction, and contribute to heart-related problems.'</p>
2023/3870/P	Margaret Duffly	24/10/2023 00:58:50	OBJ	<p>WHERE IS MY OBJECTION TO THIS PLANNING APPLICATION? I DOWNLOADED THE CONFIRMATION FROM YOU TWICE. PLEASE POST MY OBJECTION.</p>

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2023/3870/P	Margaret Duffy	23/10/2023 23:32:27	OBJ	<p>WHERE IS MY PLANNING OBJECTION SUBMITTED 18/10/23? I have a download and printout confirming the submission but the e-mails from you are not in my account any longer. You utterly disgust me.</p> <p>My Objection attached and copied below: Planning Application Reference: 2023/3870/P</p> <p>Address: Basement Car Park, Brunswick Centre, London, WC1N 1AE, 38A Brunswick Centre, London, WC1N 1AE</p> <p>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:</p> <p>✦ Noise</p> <p>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.</p> <p>...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.</p> <p>✦ Pollution</p> <p>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.</p> <p>✦ Traffic / pressures on local infrastructure</p> <p>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.</p> <p>✦ Vulnerable tenants</p> <p>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.</p>

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¶ 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.

¶ 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?

Margaret Duffy

Flat 153 Founding Court

The Brunswick

London WC1N 1AN

You WILL register this objection.

Margaret Duffy

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Founding Court

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London

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2023/3870/P	Mary Sutherland	23/10/2023 19:11:24	OBJ	<p>I wish to object to plans for this hotel for the following reasons:</p> <p>The Application does not fully detail how noise, vibration, etc. will be kept to acceptable levels so as not to interfere with the daily lives of the residential occupiers of the building. There are no proposals for independent noise and vibration monitoring during the construction or any detailed proposals for liaison and communication with the residents.</p> <p>I also think that photovoltaic panels (for the hotel exclusively, I understand) will be ugly and visible on the roofs of both Foundling and O'Donnell.</p> <p>And I understand that the air source heat pumps (for the hotel exclusively, I understand) are large and noisy, and the plantrooms are also to be situated on the roofs.</p> <p>I can't believe that this is permitted with a Listed building.</p> <p>Points such as these were raised at a public meeting on July 2023 and the Applicant reassured residents that they are doing everything they can to ensure that the construction process is transparent, proactive and mitigates any potential impact on neighbours.</p> <p>I cannot agree that this has been done.</p> <p>And no mention has been made of any recompense to residents for literally having to live in a building site for 18 months.</p> <p>Painting the inside to match the outside? Fibre broadband? Extension of the photovoltaic panels to benefit the buildings, not just the hotel? Etc. Etc.</p>

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2023/3870/P	Margaret Duffy	21/10/2023 13:33:00	OBJ	<p>Planning Application Reference: 2023/3870/P Address: Basement Car Park, Brunswick Centre, London, WC1N 1AE, 38A Brunswick Centre, London, WC1N 1AE</p> <p>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:</p> <p>✦ Noise</p> <p>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.</p> <p>...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.</p> <p>✦ Pollution</p> <p>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.</p> <p>✦ Traffic / pressures on local infrastructure</p> <p>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.</p> <p>✦ Vulnerable tenants</p> <p>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.</p> <p>✦ Viability of works</p> <p>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.</p>

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❖ Better / other options

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Margaret Duffy
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