

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3870/P	Krishna Manandhar	24/10/2023 16:05:24	OBJ	<p>I am a resident of The Brunswick, I have been living here for more than 40 years. I object to this planning application because:</p> <p>It would not be appropriate for the well-being of the residents; apart from the noise and pollution during the long works, there is also the risk to our security. In particular the frequent access to all the floors to the hotel customers, via the communal lifts. These lifts are already overloaded with only four lifts serving 500+ flats and the associated deliveries. As a disabled, wheelchair user tenant, I do not feel safe for me or other vulnerable residents, about this hotel development in our basement. Hence my objection.</p> <p>Krishna Manandhar</p>
2023/3870/P	Susannah	26/10/2023 12:21:11	OBJNOT	<p>I have seen and fully support the comments made by Stuart Tappin and the Brunswick Leaseholders Association regarding planning applications No 2023/3870/P and 2023/3971/L for the proposed hotel development at the Brunswick.</p> <p>I am particularly concerned by Mr. Tappin's comments about the deficiencies in the structural analysis by Heyne Tillett Steel, and the consequent risk to the structural integrity of the Brunswick, a Grade-II listed building. His wide experience as a structural engineer specialising in concrete buildings should be taken very seriously indeed.</p> <p>In addition to the likelihood of disturbingly high noise levels during construction, I am also concerned about the ongoing noise and vibration nuisance from the heat pumps which are proposed to be located on the roof. Sound and vibrations travel through the structure so this will potentially affect many of the flats beneath them. Mr. Tappin has also pointed out the visual intrusion of plant on both roofs of this listed building. This proposal will cause serious harm to the listed building and should be rejected.</p> <p>Lastly, and in the long term perhaps most seriously, I am concerned about the sustainability of an underground hotel development, which will be entirely dependent on artificial lighting and ventilation, as well as heating, at a time when we should be aiming to make the whole building carbon neutral. The hotel will inevitably increase the energy use of the building, and as the proposed solar panels will only serve the hotel, severely limit the options for the whole building to be powered by renewal energy. Residents have been advocating for moving from gas to solar panels for some time.</p> <p>For all of these reasons, I recommend that these Planning Applications be rejected.</p>

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
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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2023/3870/P	N Tilouche	24/10/2023 14:03:48	OBJ	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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?</li> </ul> <p>Margaret Duffy Flat 153 Foundling Court The Brunswick London WC1N 1AN</p>
i,m a resident of the brunswick centre would like london borough of camden to refuse planning permission.				

Application No:	Consultees Name:	Received:	Comment:	Response:
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>

My Objection attached and copied below:  
 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:

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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.

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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 Foundling Court

The Brunswick

London WC1N 1AN

You WILL register this objection.

Margaret Duffy

Flat 153

Foundling Court

The Brunswick

London

WC1N 1AN

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Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3870/P	Emily Cass	27/10/2023 08:10:21	COMMNT	<p>I am very concerned that these plans will have a detrimental effect on both the current and future life of this estate. Firstly, if solar panels are being installed they should be used to at least partly provide energy for the estate ...as a single glazed listed estate the ever rising energy needs and costs need to be addressed. Currently there seem to be no plans to make the estate more energy efficient. Using the roof space for solar panels would be a step towards this.</p> <p>In addition, there already seem to be major problems with the concrete building. The nature of the works will compromise this further and make life difficult for current residents.</p> <p>For these reasons I oppose this planning application</p>
2023/3870/P	Lynn Hemming	29/10/2023 20:47:47	OBJ	<ol style="list-style-type: none"> <li>1. In the beginning we were told that the reason for the hotel was that there were not enough hotels nearby, however there are more than 4 major hotels and 10 smaller hotels within a 5 minute walk of entrance 3, Foundling Court.</li> <li>2. Where are the details about keeping noise /vibration etc. levels to continual acceptable standards</li> <li>3. Where are the details about independent monitoring and safety standards for residents</li> <li>3. Do the details take into account carbon emissions and environmental monitoring?</li> </ol>
2023/3870/P	Lynn Hemming	29/10/2023 20:47:59	OBJ	<ol style="list-style-type: none"> <li>1. In the beginning we were told that the reason for the hotel was that there were not enough hotels nearby, however there are more than 4 major hotels and 10 smaller hotels within a 5 minute walk of entrance 3, Foundling Court.</li> <li>2. Where are the details about keeping noise /vibration etc. levels to continual acceptable standards</li> <li>3. Where are the details about independent monitoring and safety standards for residents</li> <li>3. Do the details take into account carbon emissions and environmental monitoring?</li> </ol>

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2023/3870/P	Stuart Sweeney	26/10/2023 11:28:16	OBJ	Dear Charlotte Meynell,  The Brunswick Centre, Proposed Hotel Planning Application reference No 2023/3870/P and 2023/3971/L

I write on behalf of the Brunswick Centre Leaseholders' Association to fully support the arguments submitted by Stuart Tappin regarding the planning applications for the proposed hotel development. Mr. Tappin is an experienced structural engineer, and we take his comments very seriously regarding:

1. The deficiencies in the structural analysis by Heyne Tillett Steel.
2. The likelihood of disturbingly high noise levels during construction on a site with a large number of elderly residents at home most of the day.
3. Detraction from the architectural integrity of the Grade II listed Brunswick Centre.
4. The solar panels across the roof spaces would be exclusively for the use of the hotel, removing the possibility of making the Brunswick Centre far more energy efficient.

We add three further concerns: WiFi reception in the Brunswick Centre, already at a poor level, may be made worse during the construction period; there is little detail in the plans about the timing of construction work and whether weekend working will be undertaken; we are concerned whether there will be sufficient parking for residents after the construction.

Based on the above, the BCLA cannot support this Planning Application.

Best regards

Stuart Sweeney, BCLA Chair on behalf of the Association's members.

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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>

2023/3870/P	Mrs.E. Morath	26/10/2023 22:09:09	OBJ	<p>Dear Sir/Madame</p> <p>The tenants of Foundling Court strongly object to your full planning permission</p> <p>The noise level will be horrendous !!!!</p> <p>We already suffer from high noise level disturbances around the clock</p> <p>Deliveries from Tesco/ Sainsbury's etc all day &amp; night , constant screaming / shouting from students/ drunken hotel or Airbnb guests</p> <p>Not to forget all the rubbish left behind</p> <p>The Brunswick is surrounded by lovely hotels. Do we really need an underground one ?</p> <p>Half the retail unit in the Brunswick Centre are empty and you seriously want to build more??</p> <p>We also worry about the structural safety of this building.</p> <p>There is constantly water coming through the ceiling in the communal areas and what about the dampness / mould in our flats? Nothing is done about this</p> <p>We have water coming through the terrace above through the ceiling into our bedroom!! Again nothing gets repaired.This building is fallen apart and our feeling is you make it even more unsafe and a more stressful place to live.What about WiFi? It's already terrible. The solar panels would be for the hotel NOT benefiting the tenants.Also The Brunswick is a Grade II listed building , the proposed planning is not compliant.</p> <p>The whole planning proposal has to be rejected</p> <p>Best</p> <p>E.Morath</p> <p>on behalf of Foundling Court tenants</p>
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2023/3870/P	William Hunt	24/10/2023 20:08:03	AMEND	For information: There are two planning applications on the comments section which are not related to the 2023/3870/P Brunswick Centre application. The references are 2023/3141/P and 2023/3319/P two separate applications for different schemes.
2023/3870/P	GV	25/10/2023 18:16:16	OBJ	<p><b>Construction Noise</b> The nature of the concrete core is that any drilling reverberates through the building causing significant levels of noise. The noise and reverberation from an 80 week construction programme for a 200 bed hotel will severely impact the existing residents of the Brunswick - including Sheltered tenants, the elderly and the operations in the GP clinic and Curzon cinema.</p> <p><b>Building Structure</b> The lifespan of a concrete building is estimated to be 50-100 years before significant structural issues arise. The lifespan of an already 50 year old building is therefore limited, and committing to significant new development in a short lived building is unsustainable from an embodied carbon perspective</p> <p><b>Air Quality and Climate Change</b> Heat from ventilation shaft and plant will increase the heat island effect of the concrete building. Residents already struggle with the poor insulation by design and the introduction of additional heat sources will exacerbate the problem in increasingly hot summers.</p> <p><b>Heritage and Listed Building</b> The roof plant will be visible from residents homes, detracting from the architectural heritage and intended design of the Grade II listed building.</p> <p><b>Renewable energy</b> Residents have previously requested for solar PV on the roof area to move away from gas boilers but it seems this will only benefit the hotel scheme when Camden should be focused on decarbonising existing building stock.</p> <p><b>Community liaison</b> No communication has been given by the applicant to inform residents when the application was submitted or during the statutory consultation period. A site notice is also not visible nor accessible to sheltered tenants.</p> <p>My full address is redacted for privacy purposes but I can confirm I am a resident via further contact.</p>
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. Once again all about money not about residents that have resided here for decades.</p>

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2023/3870/P	Julia Loftus	24/10/2023 08:15:45	COMMNT	<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>
2023/3870/P	S Jellis	26/10/2023 10:02:41	OBJ	<p>As a resident of the Brunswick who lived through the disruption and noise of the extensive refurbishment some 20 years ago, I am extremely concerned about the proposed development. That previous work at least offered some eventual improvements to residents in terms of their environment; this proposal for 80 weeks of work (even if not all are noisy and the scheme doesn't overrun) appears to offer no direct benefit to residents at all. I'm surprised that Camden are willing to consider it for their tenants.</p> <p>The Brunswick is not simply a shopping centre, it is a residential complex. Although a similar hotel already exists, it is not built under people's homes. There are 400 flats in the complex with more than 100 units of sheltered housing. Elderly residents cannot easily decamp early in the morning, or at all, during noisy work. Many people work from home. Site working hours of 8 am to 6 pm five and a half days a week means no respite most of the week. Noisy work should be limited to fewer hours a day, from not so early, and should not include the weekend.</p> <p>The installation of heat pumps may also create an extra level of background noise if installed, especially noticeable at night time when noise resonates.</p> <p>Arrangements for car parking both during and after the works are not clear. People in their 70s, even if not registered disabled, still need the facility close to the lift to their flats. (While acknowledging Camden's aim to reduce cars, most elderly people do not ride bikes or scooters and may need their car to visit friends and relatives in the countryside outside London where public transport is not so available.) The diagonal parking spaces, which appear to be the ones designated to possibly remain, are too short for modern cars, leaving them sticking out into the roadway, or awkwardly placed between columns. The parking area would need remodelling and, with the columns, it is hard to see how that could be done.</p> <p>I am not qualified to comment on the wisdom of cutting out a basement floor of a large residential building, although I wonder that no simpler alternative use could be found. I have not seen any comment from the owner's building insurers on the proposal, if one exists. However I do know that, whatever assurances are given in advance, it will be disruptively noisy all day up to 5.5 days a week for a very long time, which seems an unreasonable imposition on residents, especially for no benefit. I urge Camden planning committee to reject the proposal.</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 Foundling 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>

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2023/3870/P	Deborah Taylor	26/10/2023 16:39:10	OBJ	<p>As a resident of the building for some years, I would like to object to this overall.</p> <p>1. Construction noise. This is a very significant engineering project in a listed building which will generate a huge amount of noise and vibration. There is little in this application to describe mitigation of noise and vibration.</p> <p>Many of the residents are in Sheltered housing and necessarily at home all day. Other long term residents do not deserve the scale of noise and vibration that will ensue. Small works already cause huge noise problems, but the scale of these works is going to hugely impact their lives through noise and vibration.</p> <p>2. Subsequent noise Once built, if successful the hotel will result in a great deal more traffic and continuing noise - food deliveries, rubbish collections, etc plus a great many more people on site Plus the noise of additional plant machinery.</p> <p>3. Building Structure. This is an elegant and listed concrete building. These works are of a scale and destructiveness that will within a building whose concrete may well render it a short life building. For the new works to therefore have a short life will result in releasing unacceptable quantities of embodied carbon.</p> <p>4. Age of the building This is a 50 year old building with a possible 100/130 year life. To add major structural change at this point in the building's life is unnecessary, and destructive, and leads to a low life building in the hotel, which is carbon wasteful.</p> <p>5. Air quality; Heat generated from the hotel either via ventilation or from the roof plant will add to the already very hot concrete building. This is an unnecessary addition.</p> <p>6. Listing; The proposed roof plant will detract from the building. With it will come cabling and piping which will further detract from the building.</p> <p>7. Decarbonising; This proposal does not provide sustainable energy and heating for the residents of the building. Where the roof is to be used for solar panelling it should be aimed at exiting decarbonisation of the residential gas heating rather than at a new source (the hotel).</p> <p>8. Need for a hotel This hotel is being built in a high hotel room area, in an area where room occupancy is currently low. Surely there is no need for another hotel</p> <p>9. Need for a hotel with no windows. It should go without saying that a windowless hotel is an unnecessary and inhumane idea. Especially, as noted above, when we are in an area already dense with hotel rooms.</p> <p>8. Reuse of the Hotel in the event of failure If the hotel proves unviable, there are then few uses for a large suite of windowless rooms,</p>

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2023/3870/P	Andrew Chesher	29/10/2023 00:35:40	OBJ	<p>10. Security A hotel will cause significant security issues within a residential area. Again mitigation needs to be taken for this.</p> <p>11. Community consultation The residents and the businesses of the Brunswick centre are many. So far there has been one meeting and very little pre-planning consultation.</p>
2023/3870/P	Margaret Duffy	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>
2023/3870/P	Mary Sutherland	24/10/2023 09:32:33	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. I cannot believe 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? Extending the photovoltaic panels for the benefit of the residents, not just the hotel? Etc Etc.</p>

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