

Ben Fether  
118 Corton Road Lowestoft Suffolk NR32 4PS

11 June 2014

Sally Shepherd  
East Team, Development Control  
Planning, Culture and Environment  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

Dear Sally Shepherd

**2014/2735/P 199-206 High Holborn**

*Proposal Variation of condition 12 (approved drawings) of planning permission ref 2013/2899/P dated 14/08/2013 (for part change of use plus extension of the ground floor in connection with hotel use and restaurant at ground floor and basement levels); namely for additional plant space, reconfiguration of service yard in connection with relocated sub-station and refuse area, provision of new generator, reduction of disabled parking bay from 4 to 3, changes to staff service lobby entrance plus related minor changes to elevations.*

Thank you for allowing us extra time to comment on this application.

We wish to register our strongest **objection** in particular to the new Air Handling Unit plant area and the new refuse area. We are in the process of buying Flat 4, 8 Newton Street which comprises a ground and first floor, see map below for location of this property in relation to the new Hoxton Hotel.

---

# CAMDEN

Old Reference LN VII 53 L



**1. New Air Handling Unit Plant Room**

The proposed ground floor plan Drwg no AP(00)8011 Rev E shows a new plant area of 41sq m

sited directly opposite Flat 4, 8 Newton Street. The proposed south elevation Drwg no AP(00)8022 shows large steel louvred doors of 31.5 sq m to this plant room.

None of the acoustic data in the Noise Impact Assessment 2011 or the Noise Report 2014 included in this application relates to the proposed location of the new plant room.

The Noise Report 2014 states in:

1.1.1 that the "nearest identified residential receptor is the development on the corner of Newton Street and Holborn Road (assume High Holborn).

Figure 2 shows "Distances from Proposed Plant to Receptor" and this is indicated by a **yellow line across the top of Newton Street**, clearly not relating to the present application.

The Noise impact Assessment 2011 took two points of monitoring as shown in Table 2, again not relevant to this application.

The steel louvred doors to the proposed new plant room are approximately 10m from the windows of Flat 4, 8 Newton Street. It is extraordinary this application has not included acoustic data to show the impact of plant noise emissions in this sensitive residential location. The residential receptor identified at the corner of Newton Street and High Holborn would obviously have far higher background noise levels, High Holborn being the A40 and a red route highway. There will be severe harm to the amenity of residents if this application is allowed.

## 2. New Refuse Bins

The proposed ground floor plan Drwg no AP(00)8011 Rev E shows six new refuse bins, apparently moved from their previous internal location as indicated on Rev A of this drawing in application no 2013/2899/P. The new location is nearer by half to the 8 Newton Street block. The noise of these bins being accessed at all times, especially after the closing of the various restaurants and bars contained within the Hoxton Hotel complex, will cause serious nuisance to residents and consequent loss of amenity.

## 3. Recycling Refuse Area

The ground floor plan shows for the first time a separate Recycling Area. The updated Delivery and Servicing Plan (from Application no 2013/2899/P) Appendix A "Deliveries Frequency" showed one visit per day for a Refuse Vehicle to empty six bins per visit. We would like to clarify whether there will now be an additional refuse collection for recycling.

There appears to have been scant regard for the amenity of the residents of 8 Newton Street. The application does not comply with LDF Policy DP26 – "Managing the impact of development on occupiers and neighbours" and should be refused.

Yours sincerely

Ben Fether

