

[REDACTED]

Sent: 19 August 2014 16:26
To: Planning
Cc: Nelson, Olivier
Subject: St Giles Hotel - Application for planning permission 2014/4639/P - [REDACTED]

[REDACTED]

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I object to this application for the following reasons:

a) The application for planning permission is for "Installation of timber cladding to ground floor entrance in connection with hotel use". There is an existing canopy structure but it is illegal development. The application is to replace it not with a new awning but another fixed canopy of the same dimensions utilising parts of the existing, illegal canopy and to which illuminated signage is fixed. Neither this application or the associated application for Advertisement Consent seek planning permission for this new canopy structure. They should.

b) Should the proposal be approved, there would be three structural canopies on the Bedford Avenue frontage to the St Giles Hotel, each of a different design and the timber cladding proposed to be retained in the recess would add to this visual incoherence. This would adversely impact on the architectural expression of the original building, the streetscape of Bedford Avenue and on the adjacent Bloomsbury Conservation Area

c) The timber cladding is the wrong material for the building and detracts from its architectural integrity - it looks ridiculous - and has already been deemed unacceptable.

d) The proposed lighting is unsuitable for a residential area. The current illuminated sign was briefly on the outside of the building and enforcement action was immediately taken to have it removed. It has since reappeared inside the bar and is clearly damaging to residential amenity as well as to the Bloomsbury Conservation Area opposite. This proposal seeks to bring the lighting outside again and extend it to all three sides of the canopy which will be even more damaging.

e) The pavement there is not wide, and is encroached upon by the ugly and bulky furniture that the bar has permission for up to a time in the evening. This canopy would provide a new line, 3 metres out into the pavement, that we can expect the bar users to encroach upon, further reducing the pavement space for the rest of us. Changes to road use from the West End Project are likely to make this more important. In addition to the obstruction, there are issues of visual and aural amenity for residents in Bedford Court Mansions opposite.

f) On point 22 of the application, the applicant claims that no new ventilation will be included. In fact, a powerful new fan blowing out cooking smells into Adeline Place was recently installed external to the building and visible from the street, without planning permission. It has been the subject of substantial complaints from local residents. This should be considered as part of the application - and should certainly not be regarded as 'existing'.

L YOUNG

