

131 Queen Alexandra Mansions
Tonbridge Street
WC1H 9DW
06 02 2015

Your Ref 2014/7874/P

Dear Sir,

With regard to the development of the Town Hall Extension

I would like to address concerns regarding the proposed development of the Town Hall Extension in the Euston Road.

Although I accept that there will be a degree of noise and disruption during the development itself, I assume there will be the appropriate controls in place, with no night time working permitted on the site, and dust and other air borne material kept to a minimum.

It is the proposed hotel's roof top bar with access to a roof terrace/garden there is a major concern. Noise during the night would be unacceptable. I understand that the roof top bar would not be controlled by licensing laws, and could stay open into the early morning for residents. What would its impact be on one of the quietest and probably the nicest residential backwaters in central London? Your own environmental officers should be able to give an indication of the likely impact of noise from the roof top bar "broadcasting" at night to the entire neighbourhood.

Noise is a subjective concern. I would suggest that current background noise levels at night might be measured/recorded, so that there could be an objective measure of existing sound levels as a benchmark for comparison, should complaints arise. After midnight noise must surely be unacceptable? Once lost, the peaceful nature of our inner London community would be gone forever. As it is, the only noise at night is the quiet purr of traffic on the Euston road.

I understand that the stairwell (fire escape?) on the side of the existing Town Hall Extension is to be removed. This will allow more noise and pollution from the Euston Road through to Tonbridge Street. The Euston Road is in fact, a 6 lane motorway, and probably the most heavily polluted road in London. The playground of the Argyle Primary school is only yards away, and given the Mayor's recent recommendations regarding road pollution, it might be prudent to monitor pollution levels in the playground now to enable subsequent comparison.

The other concern with regard to the hotel is the possible increase in traffic in the area and its associated noise, especially at night. I wonder whether traffic could be monitored now, to ascertain the facts. In the case of subsequent complaints, the facts would be available for review.

Finally I understand that the roof top bar will give a wonderful view of the city, although the 3 extra floors will further obscure the view of St Pancras from the South. I wonder if you will be forgiven?

My concerns are shared by my neighbours.

Yours faithfully,

T. J. Brady

