

153 Queen Alexandra Mansions, Bidborough Street, London, WC1H 9DL  
Tel. [REDACTED] email [REDACTED]

Planning Department,  
Camden Town Hall,  
5 St. Pancras Square, NW1.

4th February, 2014.

Dear Sirs,

**re. Application No. 2014/7874/P Town Hall Annex.**

On behalf of Queen Alexandra Mansions Company Ltd., I had hoped to be able to submit concerns regarding the above application by commenting through the Camden web site but, unfortunately, despite many attempts using the above application number, and other details, I have been unable to pick up the planning application.

So I am writing this letter without being able to check page references. For accuracy's sake, please note (a) that QAM is not a Tenants Association but is a Company owning the freehold of the Building, (b) that Queen Alexandra Mansions is a very close neighbouring building to the Annex (as is The Dolphin Public House) but is not included in the list of neighbouring buildings.

The commentary submitted regarding local consultations does not include a reference to the concerns we have about the change of plans to move (initially planned for the 8th floor) the bar to the top of the building with likely access to a roof terrace. Noise, especially in late evenings and at night is, of course, our main concern. We also note the possibility of noise from the terraces which apartments on the 8th floor will enjoy. All such noise could affect a good number of properties in our Building particularly those on the north/east facades of the building.

We also have concerns about the likelihood of increased traffic around us. We are aware that the main entrance will be at Argyle Street but, realistically, we foresee taxi's and other car traffic visiting the hotel via Bidborough Street.

Our residents have also raised concerns such as (a) increased pollution from Euston Road arising from the removal of the tower between the Town Hall and the Annex, (b) the loss of much admired partial views of St. Pancras Chambers because of the increase in building height, (c) concerns about the change of window frames and materials to be used for cladding the new top floors and (d) continuing disruption in the area during refurbishment.

However, we do welcome the change of use and the retention of the Building! We have also greatly appreciated the time, effort and interest given in consulting with us. We hope that Officers involved with this Planning Application (and the two associated applications) will fully consider its effects on the surrounding community and make the necessary conditions to ensure that residents do not find themselves having to put up with problems that may constantly need sorting out. There is not much joy in serving on a liaison committee/group how ever well intentioned is the motivation for one to be set up.

A resident of QAM, Mr. T. Brady, will be writing to you separately and we fully support his views.

Yours faithfully,

[REDACTED]  
Anne Sutherland,  
Director, on behalf of the Board of QAM Ltd.