

Mr Ben Le Mare
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

7th April 2015

Dear Mr Le Mare

Town & Country Planning Act 1990

Generator Hostel Ltd, Macnaughton House, Tavistock Place, London WC1H 9SE

On behalf of Generator Hostel London Ltd (the "Applicant"), Planning Resolution Partnership LLP are pleased to submit via the Planning Portal for the London Borough of Camden's consideration a planning application for the *"Erection of a new entrance the building, incorporating covered loggia entrance along the front façade of the building and demolition of existing steps and erection of enclosed acoustic glazed entrance including a new platform lift for luggage & disabled guests; erection of staircase to provide additional access to external courtyard; and reconfiguration of existing fire escape stairs"* at Generator Hostel, Macnaughton House, Tavistock Place, London WC1H 9SE .

The purpose of the application is to improve the amenity of the surrounding residents. In particular the proposal seeks to minimise the noise generated from hostel guests entering and exiting the building.

This proposal therefore seeks to manage activity in Compton Place by providing a clear, easily accessible and contained entrance, an improved and more direct night entrance, and relocating the current smoking area to the rear where it can be better managed and reduce the need for guests to be in Compton Place.

The smoking area that is currently in Compton Place will be relocated to a external courtyard to the rear of the Hostel. This will reduce the need for guests to gather in the west corner of the mews and therefore reduce the through traffic.

The proposal will be a positive addition to Compton Place. The treatment of the elevation treatment responds to its setting in Bloomsbury Conservation Area. The materials will be of the highest quality and a crisp detailing will enhance both the building and the mews.

The proposal aims to improve the amenity for local residents by mitigating the noise and light pollution from the hostel and its customers.

It must be stressed that these proposals have little or no commercial benefit to the hostel they are purely to help to improve the quality of life for its neighbours.

In summary, the proposal includes:

- The erection of a new covered loggia entrance along the front façade of the building;
- Demolition of existing steps and the formation of an enclosed acoustic glazed entrance incorporating a new platform lift for luggage & disabled guests and green wall;
- Reconfiguration of existing fire escape on front façade; and
- The erection of staircase to provide additional access to external courtyard to encourage guest not to linger to the side and in front of the building.

As set out in the supporting Statement of Community Involvement, Generator Hostel Ltd have undertaken several meetings with both residents and Council Officers to understand the issues that arise from the hostel operations.

Generator Hostel Ltd have also undertaken public exhibition events to explain their proposals. Engagement with the local community has resulted in the submission of this application which seeks to positively address amenity issues of concern to neighbouring residents.

Formal Pre-Application discussions have taken place with Officers of the London Borough of Camden, and both their design and general comments have been incorporated into the final proposal subject of this planning application.

It is therefore considered that the planning application is submitted in a positive manner.

The planning application is supported by the following documents:

- Design And Access Statement, prepared by Orbit Architects;
- Various architectural plans (layouts, elevations, sections), prepared by Orbit Architects;
- Planning Statement, produced by Planning Resolution Partnership;
- Acoustic Survey and Appraisal, Prepared by Sandy Brown Associates LLP;
- Construction Management Plan, produced by City Sq. Ltd; and
- Statement of Community Involvement, produced by Generator Hostel Ltd.

We look forward to confirmation that the application has been validated, however please contact me if you wish to discuss any matters in the meantime.

Yours sincerely,

David Williams
Planning Resolution Partnership LLP