

[REDACTED]

From: Rachel Cousins
Sent: 30 July 2015 12:38
To: 'planning@camden.gov.uk'
Cc: 'Alex.McDougall@camden.gov.uk'
Subject: PLANNING APPLICATION 2015/3605/P - 112A GREAT RUSSELL STREET, LONDON, WC1B 3NP

Dear Sirs,

I am writing to object to the proposed change of use of the car park at the above address to an underground hotel and strongly suggest you refuse planning permission.

The inconvenience and noise engendered to local residents from increasing the existing 240 rooms at the St Giles Hotel to some 870 rooms is completely unacceptable and not sustainable for services provided in that locality.

Firstly, it should be borne in mind that we are not a commercial area but a residential area with many people having their homes on Adeline Place and also in Bedford Avenue.

This residential and conservation area can in no way be compared to Criterion Capital's existing developments in Piccadilly Circus, Leicester Square etc.

Added to the increased mass of people coming and going it appears completely unacceptable that all vehicle servicing, refuse collection, air conditioning and ventilation will be at pavement level on Adeline Place.

It is all well and good providing air conditioning and fresh air for those customers incarcerated in basement rooms but this is at the expense of the local residents who will have to put up with the noise 24 hours a day 7 days a week.

It is evident that the already overdeveloped site will unacceptably increase nuisance by the additional rooms planned.

The commercial corridor of Tottenham Court Road should not be allowed to erode further into the residential area.

Obviously off street car public parking which is in short supply will be reduced to nil and thus local businesses will be affected and on street parking which is difficult enough at the best of times will now deteriorate further.

A yes to this proposed usage could open the flood gates for other car parks in Central London with all the underlying problems this will cause.

The 24 hour usage of this very cheap type enterprise will obviously encourage more people roaming about at night and thus the night time economy will extend out of Soho and Covent Garden. One can only imagine the noise engendered by the arrival and departure of individuals over a 24 hour period and also the increase in people on the pavements. The existing pedestrian movement level will be severely compromised by lack of capacity.

It has been understood from the Councils missives that they intend to make Tottenham Court Road a rather pleasant begardened zone. I can hardly see that granting this very downmarket usage will project a high quality public realm. It is more likely to encourage a substantial increase in beer cans, bottles and fag ends in the envisaged garden environment which again will mean more cleaning costs to the Council and more Council Tax for the long suffering residents.

We have experienced our problems with the existing management of St Giles Hotel with regard to servicing and refuse collections and this will obviously get far worse so that it will be a contravention of a condition of the planning permission granted for the original development. The environmental impact will obviously deteriorate.

The air conditioning and ventilation plant has been a very vexed subject and vigorously contested by residents with the Council and this will become an issue which will be completely detrimental to health not only from noise pollution but an adverse impact on the air quality. There will be failure to meet the Council's targets for sustainable development and the threat to public health, safety and security will be substantial. I defy anybody to say that there will not be a constant hum from the ventilation etc equipment.

There will be an adverse impact on the other hotel businesses in the area which are currently, apart from St Giles, of quite good quality. If the area becomes known as a backpackers paradise with the associated individuals wandering the streets this will have an impact on the hotel prosperity as well as residential amenity and quality of life. ie any economic benefit will be solely for the new developers and not for existing businesses.

I also wonder whether anybody has seriously considered the impact of this potential blot on the landscape on the setting and location of listed adjoining buildings.

There will also be a lot more people around of the type that will pay for a cheap lodging hotel which regrettably I think will have an effect on security and crime with all the associated costs that this will incur. It should be remembered that presumably the guests will be controllable once in the proposed establishment but the fact that all these extra people will be at loose in the area does not inspire confidence.

I therefore urge the Planning Committee to refuse this application.

MAUREEN STROUD (104 BCM)

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