

[REDACTED]

From: Andreas Cziborra [REDACTED]
Sent: 03 August 2015 00:04
To: Planning
Cc: McDougall, Alex
Subject: 112A Great Russell Street, London WC1B 3NP, and the application reference 2015/3605/P

Dear sirs,

as a resident of Bedford Court Mansions I have strong concerns about the planning application mentioned above. The voice and disruption caused by St Giles Hotel, especially during the summer months, are already unbearable.

Please consider the concerns of most of the residents of the surrounding area:

- Over development of the site for a single hotel use.
- Erosion of the interface between two distinctly different areas of urban development: the Bloomsbury Conservation Area and the commercial corridor of Tottenham Court Road.
- Loss of off-street car public parking and the effects this will have on businesses and on the demand for on-street parking.
- Planning precedent for other car parks in Central London.
- 24-hour use and encouragement for the nighttime economy to extend out of Soho and Covent Garden.
- Intensification of pedestrian movement, 24/7.
- Lack of capacity on the public footpaths at the points of contact with the surface that would harm pedestrian movement.
- Incompatibility with the Council's ambitions for Tottenham Court Road, which are to improve it and make it a pleasanter, less intense and more human place to be, and of the Council's West End project to create a high quality public realm, including the pedestrian environment.
- Intensification of servicing and refuse collection, already severe problems, in a manner that would be in contravention of a condition of the planning permission granted for the original development.
- Detrimental environmental impact to an extent that it cannot be effectively managed by condition.
- Intensification of noise from air-conditioning and ventilation plant, again already a severe problem.
- Adverse impact on air quality in the vicinity of residential buildings.
- Failure to meet the Council's targets for sustainable development.

- The threat to public health, safety and security.
- Impact on residential amenity and quality of life without any economic benefit.
- Adverse economic impact on the prosperity of other hotel businesses in the area.
- Impact on the setting of listed adjoining listed buildings.

Regards,
Andreas Cziborra
132 Bedford Court Mansions
Adeline Place
London WC1B 3AH

[REDACTED]

From: McDougall, Alex
Sent: 03 August 2015 09:32
To: Planning
Subject: FW: St Giles Hotel, coaches and surrounding streets. Saturation and beyond. Also, 2015/3605/P.

Would you please log the below objection?

Thank you

Alex McDougall
Senior Planning Officer

Telephone: 0207 974 2053

From: chris gardiner [mailto:[REDACTED]]
Sent: 02 August 2015 09:02
To: Planning and Public protection; McDougall, Alex; Harrison, Adam (Councillor); Madlani, Rishi (Councillor); Francis, Sabrina (Councillor); Keir Starmer; Bloomsbury Association; Salwa, Stephen Heath; Paul Spyker; Rhodes, Maya; Beaumont, Elizabeth; Chris Gardiner
Subject: St Giles Hotel, coaches and surrounding streets. Saturation and beyond. Also, 2015/3605/P.

Dear Sirs,

The archive of traffic violations surrounding the St Giles Hotel with coaches and servicing vehicles as reported to you by residents over the years is substantial. Here is one more. On its own it may be view as trilling. When viewed alongside the archive is is yet again a reminder of what the residents in the area have to put up with. In simple terms the pickup and drop off point for coaches at the St Giles Hotel is ONE AT BEST.

The pictures below were taken Sunday morning at 830am. As you can see one coach was parked outside the hotel. A second coach arrived and decided to park in the diplomatic vehicles spaces on Adeline Place. This is increasingly becoming the norm. Residents are disturbed by the filthy pollution (engines are kept running to power the air conditioning) and noise of these coaches servicing the St Giles Hotel. LB Camden please protect the residents rights in the area. Please advise. Thank you.

I do hope the LB Camden consider the current traffic situation in this area when assessing The application to add another 166 bedrooms on this block by Criterion Capital (20153605/P) on the same block. It is just one of the many reasons why this application should be refused.

Chris Gardiner
Bedford Court Mansions





[REDACTED]

From: Roger Myddelton <[REDACTED]>
Sent: 03 August 2015 13:05
To: Planning; McDougall, Alex; Akhaja, Jagdish; Planning and Public protection
Cc: Harrison, Adam (Councillor); Madlani, Rishi (Councillor)
Subject: 112A Great Russell Street-Underground Hotel - application Ref: 2015/3605/P

My wife and I live in Bedford Avenue, close to the St Giles Hotel, and we are very disturbed indeed at the effect this application seems likely to have on the quality of life of those of us who are living in adjacent residential streets, close to an important and peaceful conservation area..

There are many points that can be made about the proposal being an over-development of the St Giles site, the serious precedent of allowing an underground garage to be converted into a large number of hotel bedrooms without windows and the traffic, noise and air quality issues that would result from the existence of a further 166 bedrooms on this site and their associated servicing needs.

Our main concern is the (to us) extraordinary proposal to have the air intakes and exhaust, and the substantial related plant, all at ground level in Adeline Place immediately opposite Bedford Court Mansions. The noise, and occasional fumes, from the existing arrangements for businesses located at ground level within the St Giles Hotel are bad enough – and have been the subject of regular complaints from residents in the Mansions.

The information provided in the application is wholly inadequate to persuade us, and we hope the planning authorities and our local councillors, that this major additional development should be permitted in this location.

We object strongly to the application. Please keep us advised of developments.

Yours faithfully,

Roger and Bridget Myddelton

111 Bedford Court Mansions
Bedford Avenue
London WC1B 3AG

[REDACTED]

3 August 2015

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 10178975

Planning Application Details

Year	2015
Number	3605
Letter	P
Planning application address	112A Gt. Russell St.WC1B3NP3605

Title	Mrs.
Your First Name	Jennifer
Initial	D
Last Name	Armstrong
Organisation	Private Resident
Comment Type	

Postcode	WC1B 3AA
Address line 1	45 Bedford CT Mans
Address line 2	Bedford Ave
Address line 3	

Postcode	WC1B 3AA
----------	----------

E-mail

Confirm e-mail

Contact number	4367861
----------------	---------

Your comments on the planning application

I object to the Application to Construct an Underground Hotel adjacent to Adeline Place WC! for the following reasons :

- Over development of the site for a single hotel use.

- Loss of off-street car public parking and the effects this will have on businesses and on the demand for on-street parking.

- Planning precedent for other car parks in Central London.

Camden Council Customer feedback and enquiries Comments on a current Planning Application - Ref. 10178975

Planning Application Details

- 24-hour use and encouragement for the nighttime economy to extend out of Soho and Covent Garden.
- Intensification of pedestrian movement, 24/7.
- Incompatibility with the Council's ambitions for Tottenham Court Road, which are to improve it and make it a pleasanter, less intense and more human place to be, and of the Council's West End project to create a high quality public realm, including the pedestrian environment.
- Intensification of servicing and refuse collection, already severe problems, in a manner that would be in contravention of a condition of the planning permission granted for the original development.
- Intensification of noise from air-conditioning and ventilation plant, again already a severe problem.
- Adverse impact on air quality in the vicinity of residential buildings.
- Impact on residential amenity and quality of life without any economic benefit.
- Adverse economic impact on the prosperity of other hotel businesses in the area.
- Impact on the setting of listed adjoining listed buildings.

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by

Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 10178975

About this form

Form reference

10178975