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**From:** [REDACTED]  
**Sent:** 06 August 2015 08:50  
**To:** Vincent, Sue (Councillor)  
**Cc:** Harrison, Adam (Councillor); Madlani, Rishi (Councillor); Vincent, Sue (Councillor); Planning; keir.starmer.mp@parliament.uk; [REDACTED]  
McDougall, Alex  
**Subject:** Objection to Criterion Capital's Underground Hotel application (reference 2015/3605/P)

Objection to Criterion Capital's Underground Hotel application--beneath the St Giles Hotel (reference 2015/3605/P)

The Criterion Capital proposal to increase the occupancy on the St Giles Hotel site by converting two levels of the car park under the hotel into a 166-bed space will seriously and negatively impact the quality of life nearby. This proposal should be rejected as over development of a site for a single use hotel.

The loss of off-street public parking will effect local businesses adversely and further strain the demand for on-street parking. Servicing and refuse collection are already severe problems in the area, would be made even worse. This plan will intensify pedestrian traffic, and encourage night-time economy to extend out of Soho and Covent Garden into an area that has been a peaceful oasis. Major air intake and extraction machinery at street level running 24 hours a day will increase noise and adversely impact air quality of the residential buildings near Adeline Place, which will impact the value of all the properties in the building.

This proposal would have an impact on residential amenity and quality of life without any economic benefit. It would cause irreparable material change to the area, which is a conservation area. The setting of the listed buildings adjoining the proposed site would be degraded.

This proposal is incompatible with the Council's long term plan for Tottenham Court Road, which is to improve it and make it pleasanter, less intense and a more human place to be, and of the Council's West End project, to create a high quality public realm, including the pedestrian environment.

Thank you for your consideration,

Heidi Gundlach