
From: [REDACTED]
Sent: 06 August 2015 20:49
To: Planning
Cc: McDougall, Alex; Planning and Public protection; Madlani, Rishi (Councillor); Harrison, Adam (Councillor); Francis, Sabrina (Councillor); keir.starmer.mp@parliament.uk; Jim Murray; [REDACTED]; Vincent, Sue (Councillor); [REDACTED]
Subject: Objection - Camden Planning Application ref 2015/3605/P, 112A Great Russell Street WC1B 3NP

Attn: Camden Planning - Development Management,

Camden Town Hall, Judd St, WC1H 9JE

6 August 2015

PLANNING OBJECTION

RE Camden Planning Application ref 2015/3605/P, 112A Great Russell Street WC1B 3NP

I write to object in the strongest possible terms to the above application to build a 166 room underground hotel under the St Giles Hotel/YMCA. **I objected to the previous application for this development – which was turned down by Camden – and the new application is no improvement. It must be rejected.**

I live in Bedford Court Mansions, on Adeline Place, overlooking the development site, straight opposite the area where the vehicle services, refuse collection, ventilation and air conditioning for the proposed development will be, and will be directly affected by them.

I have lived in my present apartment since 1978.

Since the site began to be developed by the St Giles Hotel and its licensees, we residents have suffered **increasing noise pollution, loss of air quality, negative impact on residential amenity and quality of life, unacceptable disruption by servicing and refuse collection, loss of off-street parking, obstruction of public rights of way, constant irritation because of the installation of large air-conditioning put up without proper permits and without regard to local residents affected by the constant noise. We have had similar problems with illegal ventilation systems which cannot cope with the site operating at its present levels and cannot possibly cope with 166 rooms more. It will ramp up the present levels beyond intolerable, and will operate 24/**

In addition to these structural problems, we already have immense social problems generated by the night time clientele of the St Giles and its licensees (for which they are seeking extended hours). **This results in**

large numbers of people, often drunken, clustering outside the St Giles and causing excessive disturbance to residents from midnight into the early morning. This will only be exacerbated by adding another hotel increment to the site.

We residents already suffer from the sidewalk congestion caused by the St Giles whose guests – entering and leaving – spill out onto the public sidewalks and into the road, often with luggage, causing unsafe levels of obstruction. On top of this, we have to put up with coach deliveries of large numbers of tourists, with the coaches blocking the roadway.

The site is already overdeveloped, it's capacity has been increased several times past what it was planned to accommodate, it has placed unbearable strains on the area and its residents, without any regard to either. Many times the St Giles has failed to make proper applications for expansion, and when challenged cynically puts through retrospective applications and gets away with *faits accomplis*.

The present building was not built as a mass hotel, but as a YMCA hostel. It does not have adequate internal venting, and it is not possible to install it in the proposed site. We residents are already choked by unbearable food fumes, and these too will only escalate. This proposed development will negatively impact on all the rights that we as Camden are entitled to, and we look to Camden Planning to safeguard our homes and our quality of life. Please reject this application, and keep me informed on the progress of this application.

Dr K. O'Connor, 118 Bedford Court Mansions, WC1B 3AG.