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Dear Alex

Ref: KB

**PROPOSAL FOR UNDERGROUND HOTEL IN BLOOMSBURY  
PLANNING APPLICATION 2015/3605/P**

The Bedford Estates objects to planning permission 2015/3605/P. The proposed 166 bedroom underground hotel would have a severely detrimental impact on the already over-developed local area. This development would considerably increase air pollution, noise pollution and waste pollution on Great Russell Street and Bedford Avenue. Furthermore we believe its negative impact would extend beyond this immediate area to the character of the whole Bloomsbury Conservation area.

The proposed development is in an area which is already heavily congested in terms of both buildings and people. 140 car spaces would be removed and not replaced which would result in a significant increase in vehicle congestion. Furthermore coach parking, already a key problem in the area, would become an even greater issue. The completion of Crossrail will lead to a rise in pedestrian traffic. There is no capacity to also have further pedestrian flows from a 166 bedroom hotel in the immediate area.

The underground nature of the hotel is somewhat worrying. As the proposed hotel would be on the -4th and -5th floors, substantial air-conditioning, ventilation and fire safety procedures would need to be installed and operated. Due to the restricted heights and limited access to the site, construction would cause a high level of disturbance to the local area. The noise pollution from the initial installation works would be substantial, and the ongoing ventilation required would result in constant ongoing noise pollution. This development is not suitable for a Central London location adjacent to a Conservation area which includes many buildings of historic importance and a large number of residents who live in the immediate area.

We make reference to the following policies which support our view:

- DP14 states that any tourism development and visitor accommodation must: 'provide any necessary off-highway pickup and set down points for taxis and coaches; not harm the balance and mix of uses in the area, local character, residential amenity, services for the local community, the environment or transport system.' Coach parking is already problematic, but this development would make this even more so. The environment would decline as the proposed development would result in dramatically increased pedestrian and vehicle congestion, air pollution, noise pollution and waste.
- DP26 refers to the impact of development on occupiers and neighbours, stating that 'The Council will protect the quality of life of occupiers and neighbours'. This includes considering 'noise and vibration levels' and 'facilities for the storage, recycling and disposal of waste.' This development would lead to increased noise pollution due to both constant air-conditioning and a 24 hour access policy. The latter would likely result in increased crime in the area. Waste is already at capacity in this area, but this development would lead to increased littering and loitering in the area.
- DP27 covers proposals for basement and underground developments. These are only to be permitted if they 'do not cause harm to the built and natural environment.' This will harm the local

area, leading to noise pollution from constant ventilation, increased pedestrian congestion and further pressure on the drainage system.

In summary, we vehemently oppose the proposed underground hotel due to the severely detrimental effect it will have in Bloomsbury. We believe that having a 166 bedroom underground hotel in already hectic and cluttered area will negatively impact the environment. Furthermore, this windowless underground hotel is a new and untested concept in London which may well fail. It would lead to increased congestion, noise and air pollution, waste and crime in and around the Bloomsbury Conservation area.

Yours sincerely,

A black rectangular box redacting the signature of Kirstyn Bailey.

**Kirstyn Bailey**  
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