



KEIR STARMER QC, MP

Member of Parliament for Holborn & St Pancras

Ed Watson
Director of Culture & Environment
London Borough of Camden
5 Pancras Square
London
NIC 4AG

Alex Bushell
12 Aug 15

07 August 2015

Dear Mr Watson

**112A Great Russell Street, London, WC1B 3NP – Planning Application Reference:
2015/3605/P**

I have been contacted by several of my constituents in relation to the plans to change the use of a basement car park at 112A Great Russell Street, WC1B 3NP. Prime amongst these are the residents and members of the community organisation, the Bloomsbury Association. I take on their concerns, particularly around the following issues:

1. Transforming a small basement area of what is already a hotel of a significant size into more hotel rooms represents the clear over-development of this small space.
2. There is severe uncertainty around the environmental impact of the development. Local residents of Adeline Place are concerned about the impact of the development on their area and feel that sufficient consideration has not been given to their concerns, particularly as reassurances given have not come with an appropriate degree of certainty.
3. No one can be certain as to the transport used by guests staying in the extra rooms. There are already issues with on street parking and refuse collection in the local area. Opening Adeline Place to additional guests can only add to these pressures.
4. As use of the hotel intensifies so will the potential for anti-social behaviour in an over-crowded area. Linked to this is the environmental and health impact of the increased use of motor vehicles in an underground area.
5. Planning permission is bound to the property, not the occupier. Therefore a S106 agreement is not suitable for the development as a future owner may not feel bound to the management plan.

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6. The development would have an impact on the local economy of two areas – the Bloomsbury Conservation Area and the commercial corridor of Tottenham Court Road. By increasing local traffic and activity it will encourage night time activity to expand out of Soho and interrupt the business model of existing local hoteliers.

I hope that planning officers will seriously take all these factors into consideration in their decision making. A reply to these concerns which I can share with my constituents would be appreciated. Please can you also confirm that comments from local residents will be fully considered?

Yours sincerely

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Keir Starmer QC MP