

51 Bedford Court Mansions Bedford Avenue London WC1B 3AA

London Borough of Camden
Development Management
Camden Town Hall
Judd Street
London
WC1H 9JE

30 August 2015

copy by fax to Alex McDougall

Dear Sirs

**Planning application for new underground hotel at 112A Great Russell Street
[Application 2015/3605/P]**

We have written in the past to express our concerns over the planning application to change the use of lowest levels of the YMCA building from a car-park to an underground.

While a number of our previous concerns regarding the proposal have been addressed in the more professional application that has now been lodged, we remain opposed to this proposal and urge the Council to again reject the application.

Our principal concerns relate to the impact of the intensification of use that the proposal represents on the perimeter of the Bloomsbury Conservation. This will inevitably lead to increase vehicular traffic associated with deliveries and refuse removal and increases in background noise as result of the very intense ventilation requirements of a densely occupied space located below ground.

The progressive intensification of use associated with the St Giles Hotel has already led to significant disturbance to the residential properties in both parts of Bedford Court Mansions and the current proposals are bound to result in gatherings of residents of the new hotel and their guests in Adeline Place, looking for space to drink, smoke and relax in the fresh air as a respite from the windowless world below ground.

Yours faithfully

John Hare MA RIBA
Prof Lisa Jardine CBE FRS