

[REDACTED]

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**From:** [REDACTED] on behalf of Chairman@BCM  
<[REDACTED]>  
**Sent:** 28 August 2015 17:10  
**To:** Planning; Planning and Public protection  
**Cc:** Keir Starmer; Andrew Dismore; Harrison, Adam (Councillor); Madlani, Rishi (Councillor); Francis, Sabrina (Councillor); Vincent, Sue (Councillor); Yeung, Raymond; Bloomsbury Conservation Area Advisory Committee (BCAAC@hughcullum.com); Planning, Bloomsbury Association; Bloomsbury Association  
**Subject:** Petition - 2015/3605/P - 112a Great Russell Street, Underground Hotel  
**Attachments:** Petition-2015-3605-P.pdf

## **PETITION**

### **APPLICATION FOR PLANNING PERMISSION: 2015/3605/P**

**112a Great Russell Street, London WC1B 3NP, Change of Use of Part Ground Floor and Basement Levels -4 And -5 From Car Park (Sui Generis) to 166 Bedroom Hotel (Class C1), including Alterations To Ground Floor Elevations on Great Russell Street and Adeline Place**

We, the undersigned, object to this Planning Application and request that the Council reject the proposed development which will have an unnecessary and detrimental effect on the quality of life of a well established and sizeable residential community who are entitled to their rightful rest and peaceful enjoyment of their homes.

Whilst, in the long term, change of use might be a possibility to be considered, there has been no consultation or understanding sought by the applicant from the large local resident population. Particularly;

- **Over development** of the site, that already comprises the YMCA, Casino, 3 restaurant/bars, hairdressers, sandwich bar and 2 shops. Adding a further 166 rooms, totaling 886 rooms. The site originally had permission for 240 rooms. Is there the infrastructure to take this level of development
- **Air Intake and Extract Plant Machinery** to service the rooms underground is placed at ground level facing the Adeline Place frontages of Bedford Court Mansions, residential buildings of 132 homes
- **24 hours a day**, 365 days a year - aircon/extraction noise and fumes

- **This is not sustainable or manageable...** we are already constantly fighting the current thoughtless use by the existing businesses, with no credible support from Camden
- **The servicing of the site**, rubbish collection, laundry, deliveries, with no management/traffic plan.
- **There is no way to ensure any future owner will adhere to any agreed plan**  
Leaving it again for local residents to constantly police and complain re usage of the site
- **Not all guests will arrive by foot** from Tottenham Court Road station. Many will arrive by coach, taxi, minicab, rickshaw or even bicycle... Once the new West End Project road system is in place this will be mainly via Bedford Square/Avenue and Adeline Place, which will cause additional disturbance
- **Loss of off street public car parking**
- **Crime, security or safety** - no assessments have been submitted that consider the impact on neighbouring residential apartments. **Increased crime, anti-social behaviour**, with likely younger clientele, this will be a magnet to the drug dealers we are already battling in this area. Smoke exhausts through the pavement, let alone the actual building structure that would be compromised by any underground fire
- **It will stimulate 24-hour use and encourage the nighttime economy to extend out of Soho and Covent Garden and into Bloomsbury.**

The harsh, noisy, plant wall proposed at street level on Adeline Place, which once contained shops, will further erode the qualities of the Bloomsbury Conservation area

The 142 signatories OBJECT to this application

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C ir  
edford Court M io Ltd

[REDACTED]

To:

No. of pages 9

Development Management  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

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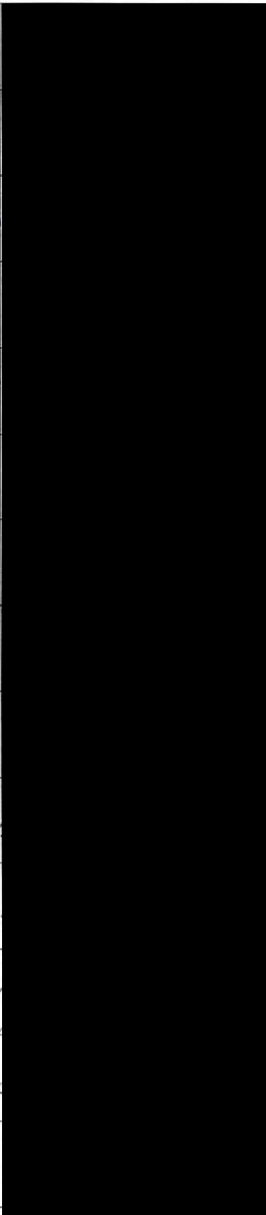
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Name

Address

signature

Nikolas Rose	96 Bedford Ct, N.Y.	
Z Arnaldo	93 Bedford Court Mansions	
Constantina Antoniadou	108 Bedford Court Mansions	
Hilary Hopkins	86 Bedford Court Mansions	
COLIN HOPKINS	86 Bedford Ct Mansions	
Danielle Chen	92 Bedford Ave	
Tom Moxham	71 Bedford Ct Mansions	
Alice Norman	71 Bedford Ct Mansions	
JUAN YANEZ	80 Bedford Ave	
DMITRY CHERNYAKOV	47 Bedford Ave	
DIMITROPOULOS Ave	50A Bedford Court Mansions	
Rachid Rezki	50A BEDFORD Court Mansions.	
Aphrodite Loumidou	108 BCM	
Anna Francis	Bedford Court Mansions	

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MARY HONEYBAU Kingsley Macey	56 BEDFORD COURT MANSIONS	
James LAWFIELD	88 BEDFORD COURT Mansion	
FILIPPO RIVETTI	63 Bedford Court Mansions	
	44A BCM	
	11 BCM	ROGER M. DE LITTO
	85 BCM	RICHARD CURD
	85 BCM	POPPY CURD
	87 BCM	CALVIN KENNEDY
SERGIO MATAVEZ	44A BCM	
JESTENT	65 BCM	
KIRIOTY SWAMPILLAI	65 BCM	
Dennis Gammitt	65 BCM	
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JOSEPH CAPPELLAZZI	43A BCM	
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DAVID JUD	104A BCM WC1B 3AG
Noel Lake-Johns	116 BCM WC1B 3AG
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R MCNAMARA	45a BEDFORD COURT MANSIONS
Harriet Finnigan	93 Bedford Court Mansions
DIANA ROSE	96 Bedford Court Mansions
DANIEL BEAUMONT	97 Bedford Ct. Mansions
TOM NASH	58 BEDFORD COURT MANSIONS
ADRIAN GHILOTTI	12A Adeline Place
Shane Duffin	12 Adeline Place
JACK WIGGS	73 BED CT MANSIONS
Olivia D'ARZUCOTELLI	95B, BED CT. MANSIONS
Ash Tehrani	66 BED CT MANSIONS
Brondie McNamara	45a Bedford Ct Mansions
Ka O'Connell	118 Bedford Ct Mns
C. GARDINER	112 BEDFORD COURT MANSIONS, WC1B 3AG
S. HEATH	102 BEDFORD COURT MANSIONS
D. Dorman	98 Bedford Court

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Andrea Cole	12 Adelvie Place
S. SHUKLA	59/60 BCM
K. Jackson	50/ BCM
P. GLYNN	77 BCM
S. PHILLIPS	53. BCM
PM	41A BCM
LISA FORRELL	83 BCM
MARIE BERLINS	83 BCM
Gary Watson	90 BCM

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A. C. DAKES	91 GOWER ST. WC1E 6AB
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P. GARRETT	55C Bedford court mansions
M. Condosman	44 Bedford Court Mansions
Chris Redstone	49 B.C.M
INIGO BING	56 Bedford Court Mansions
Chen Lin	68

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ROSS JACKSON	WC1B 3AA
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