

From: Madlani, Rishi (Councillor)
Sent: 06 September 2015 23:58
To: Planning
Subject: Re: objection to great russell street

Dear Planning team

Please can I confirm you received the below last week as I received no confirmation of receipt:

Cllr Francis and I, Cllr Madlani, would like to write in the strongest terms to object to planning application 2015/3605/P.

Sadly, despite it being the third such similar application in a similar vein the developer and management of the hotel are yet again missing the fundamental point that an underground hotel is simply not appropriate for the area proposed and secondly the track record of the applicant and hotel companies in complying with other regulatory regimes has been patchy to say the least and needs to be considered in the context of a vastly increased footfall and custom for both unlicensed and licensed premises.

The committee should be aware that Bedford Court Mansions is made up of a number of residential blocks, one of which is directly opposite the entrance to the St Giles Hotel. Whilst reading the application would make you think this is a commercial area this is one of the most densely residential areas in Bloomsbury ward. The Mansion blocks are old buildings and many of the residents have been there for years, they and building are part of the established community in the area. We would ask the committee to note that the site is adjacent to the Bloomsbury Conservation Area.

The St Giles application is for a huge number of rooms. The site was never intended to be developed in this way and accommodate so many people and rooms. The development of the car park also decreases the available number of parking spaces in the area. This may well lead to nearby streets being used and residents not being able to park near their homes.

These additional hotel rooms will undoubtedly add to traffic and congestion in the area. This will cause more disturbances for residents. Coaches that drop off tour groups at hotels are already a nuisance in the area and this will be exacerbated with a larger number of rooms available.

Such a large increase in rooms will inevitably lead to more people in the area and the possibility of more noise and anti-social behaviour affecting our residents. Despite agreement in December 2013 that they would agree a new traffic management plan for both deliveries at anti-social hours and coaches we do not believe one to have been agreed.

Air quality in the area is already of a low standard due to the high levels of traffic in the area and the proposed extraction and ventilation systems in the plan will make the situation worse. A development of this size and with this many rooms with obviously need adequate

ventilation. The level of ventilation and extractor fans needed will make a lot of noise and disturb our residents.

The applicant and related companies has had a dreadful record in complying with other applicable regulatory regimes and thus this can be grounds for consideration - from failing to comply with their license around serving non-hotel customers, noise outside along the street and light pollution - not to mention the illegal canopy that still remains over the street - we urge members of the committee to take this into consideration in rejecting an application that fails both on its own merits under many of Camden's planning policies but also from a counterparty that treats residents and the Council with disdain.

Please can you confirm this has been recorded as I need to forward to residents.

Also please could you advise when the committee might be?

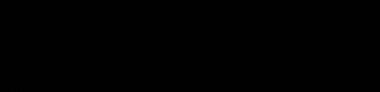
best,

Rishi

Rishi Madlani

Labour Councillor, Bloomsbury ward (alongside Adam Harrison & Sabrina Francis)
Chair of Camden Local Authority Pension Fund


London Borough of Camden
A: Town Hall, Judd Street, London, WC1H 9JE



Surgeries:

1st Friday of the month: Fitzrovia Community Centre, [2 Foley Street, W1D 6DL](#)
2nd and 4th Fridays of the month: Marchmont Community Centre, [62 Marchmont Street, WC1N 1AB](#)
3rd Friday of the month is a roving surgery: get in touch to find out more.

Sent from my iPad

On 26 Aug 2015, at 09:21, Madlani, Rishi (Councillor)  wrote:

Team - can I just let you know this is coming shortly - I just am finalising it.

R

Rishi Madlani

Labour Councillor, Bloomsbury ward (alongside Adam Harrison & Sabrina Francis)
Chair of Camden Local Authority Pension Fund

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