

**Henry, Genna**

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**From:** Millicent Wilne [REDACTED]  
**Sent:** 08 September 2015 16:03  
**To:** Planning  
**Subject:** Objection to planning application 2015/3605/P [REDACTED]

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[REDACTED]  
Date: Tue, Sep 8, 2015 at 4:02 PM  
Subject:  
To: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

As a homeowner of 40 Bedford Square, I would like to **STRONGLY OBJECT** to Camden Council granting planning consent to an underground hotel at the car park beneath the St. Giles Hotel. My objections are numerous and include but are not limited to:

- Over development of the site for a single hotel use.
- Erosion of the interface between two distinctly different areas of urban development: the Bloomsbury Conservation Area and the commercial corridor of Tottenham Court Road.
- Loss of off-street car public parking and the effects this will have on businesses and on the demand for on-street parking.
- Planning precedent for other car parks in Central London.
- 24-hour use and encouragement for the nighttime economy to extend out of Soho and Covent Garden.
- Intensification of pedestrian movement, 24/7.
- Lack of capacity on the public footpaths at the points of contact with the surface that would harm pedestrian movement.
- Incompatibility with the Council's ambitions for Tottenham Court Road, which are to improve it and make it a pleasanter, less intense and more human place to be, and of the Council's West End project to create a high quality public realm, including the pedestrian environment.
- Intensification of servicing and refuse collection, already severe problems, in a manner that would be in contravention of a condition of the planning permission granted for the original development.
- Detrimental environmental impact to an extent that it cannot be effectively managed by condition.
- Intensification of noise from air-conditioning and ventilation plant, again already a severe problem.
- Adverse impact on air quality in the vicinity of residential buildings.
- Failure to meet the Council's targets for sustainable development.
- The threat to public health, safety and security.
- Impact on residential amenity and quality of life without any economic benefit.
- Adverse economic impact on the prosperity of other hotel businesses in the area.
- Impact on the setting of listed adjoining listed buildings.

This will create a lot of undesirable foot traffic at all hours of the day. I have young children whose sleep and well-being will be adversely affected by such a proposal. Already, there are sometimes disruptive night-time revelers who go to Bedford Square, and I fear this would increase dramatically with an underground hotel nearby. I simply can't see any benefit to the neighbourhood in accepting such a proposal. Bedford Square is one of the only remaining in tact Georgian squares in London and this neighbourhood feeling should be preserved.

Thanks for your consideration,

Millicent Villiers