



GORDON DADDs

Our Ref: G.MNR/AXH/G.MER.20-4/11915245v1

19 October 2015

Your ref:

FAO Raymond Yeung
Development Management
Camden Council
Camden Town Hall
Judd Street
London
WC1H 9JE

Sent by post and by email: planning@camden.gov.uk

Dear Sirs

**112A Great Russell Street, London WC1B 3NP
St Giles Hotel
Application Reference: 2015/3605/P**

We refer to our telephone conversation (Robinson/Yeung) of earlier today in relation to the above matter.

As you are aware, we act on behalf of clients who reside at a property in close vicinity to the St Giles Hotel, Bedford Avenue, London. We note that the new planning application (application reference 2015/3605/P) has the same reference number as the previous planning application of which our client has already made its submissions.

We note that there have not been any substantive amendments to the previous application and would be grateful if you could keep in mind our detailed letter of 23 July 2015 (a copy is enclosed for ease of reference) when considering the merits of this application.

Please do not hesitate to contact our Max Robinson if you have any further questions or queries.

Yours faithfully

Gordon Dadds LLP

Tel: +44 (0)20 7518 0261

Email: maxrobinson@gordondadds.com

Encs



Gordon Dadds LLP

6 Agar Street, London WC2N 4HN

dx: 40003 Covent Garden

t: +44 (0) 20 7493 6151 f: +44 (0) 20 7437 8216

e: info@gordondadds.com w: gordondadds.com

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GORDON DADDS

SOLICITORS

Our Ref: 161/35/MER.20-4/2978863v1

23 July 2015

Development Management
Camden Council
Camden Town Hall
Judd Street
London
WC1H 9JE

By post and email:

Alex.McDougall@camden.gov.uk and planning@camden.gov.uk

Dear Sirs

112A Great Russell Street, London WC1B 3NP
St Giles Hotel
Application Reference: 2015/3605/P

We act on behalf of clients who reside at a property in close vicinity to the St Giles Hotel, Bedford Avenue, London WC1B 3AS.

Our clients have forwarded us an email, which they have received from the Chairman of Bedford Court Mansions Limited with regards to the submission of a planning application (reference 2015/3605/P) ("the Application") on behalf of Criterion Capital which proposes to change the use of the current underground car park beneath the St Giles Hotel ("the Hotel"). If this application is successful, it will increase the occupancy of the St Giles Hotel from 240 bedrooms to 870 bedrooms.

Our clients are aware that a similar application by Criterion Capital was refused by the Council last year regarding a proposed change of use of the underground carpark area. Our clients are concerned that the Application and accompanying design proposal are almost identical to last year's refused application. It is also concerning that the entrance to the Hotel will use the existing car park entrance on Great Russell Street and that all vehicle servicing, refuse collection, air-conditioning and ventilation plant will be at pavement level on Adeline Place (directly opposite our client's property) including substantial provision for "fresh air" intake and extraction for the proposed expanded Hotel. We note from the Application that the

Gordon Dadds LLP 6 Agar Street London WC2N 4HN | DX: 40003 Covent Garden
Tel: +44 (0)20 7493 6151 | Fax: +44 (0)20 7437 8216 | Email: info@gordondadds.com

www.gordondadds.com

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air-conditioning and ventilation plant will operate all day and night, 365 days a year to service the huge increase in bedrooms that will be situated underground.

Our clients would like strongly to oppose the Application and we have set out a non-exhaustive list of Council policies below that we believe will be contradicted if the Application is successful:

- 1) Camden's Core Strategy - CS5 and CS9 – managing the impact of growth by protecting amenity, balancing the development needs of local needs and character as well as respecting the local residents' needs and quality of life.
- 2) Camden Development Policies - DP12 – the development of other town centre uses that will cause harm to the character, amenity, function and quality of life to local residents.
- 3) Camden Development Policies – DP26, DP28 and DP32 – improving and protecting the local environment and quality of life (with particular attention to managing the impact of development to residents, to limiting environmental degradation and improving the air quality in Camden).
- 4) Camden Development Policies - PPS12 – The Area Action Plan for Bloomsbury and Fitzrovia includes the land subject to the Application. PPS12 states that Area Action Plans should be used to "protect areas particularly sensitive to change." This is inclusive of protecting the specific threats to the Bloomsbury Conservation Area and the spread of late night activity out of Soho and Covent Garden, which is contrary to Council policies CS7 and DP12.

Notwithstanding the above, we have also set out below our clients' general concerns regarding the Application:

- 1) The precedent that will be set for other car parks in Central London if the Application is successful.
- 2) The over development of the St Giles site for a single hotel use given the proposed change of use of the underground car park space (a currently quiet area) to nearly quadrupling the bedroom occupancy of the Hotel.
- 3) The erosion of the interface between two distinctly different areas of urban development: the Bloomsbury Conservation Area and the commercial corridor of the Tottenham Court Road.

- 4) The considerable loss of off-street public car parking and the natural effects that this will have on local businesses and on the demand for on-street parking which is already very limited.
- 5) The proposed 24-hour opening time for the Hotel will encourage the night time economy to extend out of Soho and Covent Garden into what is still predominantly a residential area.
- 6) The natural increase and intensification of greater pedestrian movement as a result of an expansion to the Hotel.
- 7) An increase in servicing and refuse collection, which is already a severe issue, in a manner that would be in contravention of the planning permission granted for the original development of the Hotel.
- 8) An increase in noise from the air-conditioning and ventilation plant which is, again, already a severe problem (as the Council is aware).
- 9) A degradation in the air quality to local residential buildings.
- 10) The threat to public health, safety and security as a result of the proposed expansion of the Hotel for the reasons given above.
- 11) The adverse impact on residential amenity and quality of life without any particular economic benefit.
- 12) The adverse economic impact on the prosperity of other established hotel businesses in the area.
- 13) The fact that the Application is incompatible with the Council's ambitions for Tottenham Court Road, which are to improve the area and make it a more pleasant, less intense and more human place to be. Furthermore, the Council's West End project is to create a high quality public realm, including the pedestrian environment.

We hope that that our clients' above representations are helpful and we ask that this letter is brought to the attention of the Council when considering the merits of the Application.

Please do not hesitate to contact our Max Robinson if you have any further questions or queries.

Yours faithfully

A handwritten signature in black ink that reads "Gordon Dadds" followed by a stylized flourish.

Gordon Dadds LLP

Email: maxrobinson@gordondadds.com

Direct Tel: 020 7518 0261



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.

Application for planning permission: 2015/3605/P

18 October 2015

The applicant has submitted revised documents to the Council that were uploaded to the planning website on 28 September and 1 October 2015. They are all in response to comments made on the original proposal. Amongst them are the following:

- Sustainability response
- Air Quality response
- Building Regulations Part L model analysis
- Revised draft Hotel Management Plan
- Revised draft Construction Management Plan
- Plant layout drawing M-570-7000 Rev P8
- Ground floor plan 287-P-11-Rev F
- Response to objections/comments - Briefing note
- Basement Impact Assessment
- Revised BREEAM Pre-assessment

These have been reviewed by ourselves and by Waterman Infrastructure & Environment and their letter, dated 15 October 2015, is included with this statement. It concludes that the further submitted information does not address the concerns expressed in their letter of the 30 September. It is still not sufficiently robust to demonstrate that the proposed development would provide a suitable M&E solution or would be capable of meeting the Council's sustainability targets.

The reviewed documents demonstrate that the requirements of paragraph 124 of the NPPF and policies DP22 and DP32 of the Council's LDF cannot be met with any certainty. DP32 states, "*Where mechanical ventilation is required due to poor environmental conditions we will expect developments to incorporate high standards of energy efficient design...*" It also states "*Where development could potentially cause significant harm to air quality, we require an air quality assessment. Where the assessment shows that a development would cause significant harm to air quality, planning permission will be refused unless mitigation measures are adopted to reduce the impact to acceptable levels*".

The grant of planning permission on this basis would be unsafe and inconsistent with the Council's and national planning policies. The Bloomsbury Association's objection to the application as described in its letter dated 13 September 2015 still stands and we therefore urge the Council to refuse the application.

Jim Murray
Chairman
Bloomsbury Association

Enclosure: Review by Waterman Infrastructure & Environment of further submitted documents.

Copies to:

Keir Starmer, MP

Andrew Dismore, GLA

Councillor Adam Harrison, London Borough of Camden

Councillor Sabrina Francis, London Borough of Camden

Councillor Rishi Madlani, London Borough of Camden

Councillor Sue Vincent, London Borough of Camden

Raymond Yeung, London Borough of Camden

Bloomsbury Conservation Area Advisory Committee

Local residents and businesses

Direct Tel: 0330 060 2366
Direct Email: patrick.duffy@watermangroup.com

Our Ref: WIE10212- R- 10- PD
Your Ref:

Date: 15 October 2015

BY EMAIL ONLY

The Chairman Bloomsbury Association
c/o 8 Gower Street
London
WC1E 6DP

Dear Sir

**RE: 112A Great Russell Street, planning application 2015/3605/P
Review of further submission documents**

In accordance with your instruction of the 9th August 2015 we undertook a high level review of the air quality assessment, Sustainability and Energy Statement, including BREEAM Pre-Assessment, Summary of MEP Systems, Fire Safety Assessment and Draft Construction Management Plan submitted in support of planning application (Ref: 2015/3605/P) by Criterion Capital to the London Borough of Camden Council on the 24th June 2015. This application seeks planning permission for:

“Change of use of part ground floor and basement levels -4 and -5 from public car park (sui generis) to 166 bedroom hotel (Class C1) including alterations to openings, walls and fascia on ground floor elevations along Great Russell Street and Adeline Place”.

Our Letter Report dated 11th September 2015 reviewed the following documents that were uploaded to the Council's web site:

1. Architectural plans and sections 2897/P/01 to 08 and 11 to 19 from Proun Architects;
2. Services plans 141010-HL-XX-B5-GA-M-570-7000, 7004 and 7005 from Hoare Lea;
3. Great Russell Street Hotel Air Quality Assessment from Hoare Lea, 22 May 2015;
4. Energy Strategy and BREEAM Pre-Assessment from Hoare Lea, May 2015;
5. Overview of Proposed Mechanical and Electrical Systems, undated; and
6. Design Note No. DN02 Fire Safety Overview, 16 April 2015.

Further to your instruction of the 30th September 2015 we have now undertaken a review of the additional submissions addressing the above matters submitted in support of planning application (Ref: 2015/3605/P). Our review has been of the following documents available for download from the council's web portal on 28 September and 1 October:

1. Sustainability response;
2. Air Quality response;
3. Building Regulations Part L model analysis;
4. Revised draft Hotel Management Plan;
5. Revised draft Construction Management Plan;
6. Plant layout drawing M-570-7000 Rev P8;
7. Ground floor plan 287-P-11-Rev F;
8. Revised BREEAM Assessment Report_651_376; and
9. Response to objections/comments - Briefing note.

Energy Strategy and BREEAM Pre-Assessment

We are pleased to see that the applicant has taken on board all of our comments regarding the structure of the assessment. Our remaining concern is that the assessment score targeted in the revised document is 56.77%. This only just exceeds the 55% required for the Very Good rating and we would usually recommend targeting 4-5% over the minimum benchmark to provide a contingency as the strategy moves forward to give more confidence that the Very Good rating will be achieved.

As Camden Development Policy DP22 expects “non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments” it would be prudent for the council to seek further assurance that the “very good” level will be achieved and ensure this is the case through a planning condition. Such a condition should require further evidence to be provided that it can be achieved prior to implementation of the development as well as require a check post implementation of the development that would prevent its operation if the “very good” level is not achieved.

The revised drawing 1441010-HL-XX-GF-GA-M-570-7000 Rev P8 shows the location of the district heating infrastructure in the public highway outside the building. While there is no commitment to connect to this infrastructure it does indicate that it would be feasible in practical terms and presumably costs terms to do so in due course. The drawing revisions schedule indicates that a District Heating Plantroom has been removed from the drawing. It is not clear why this would be done if the applicant is seeking to safeguard the ability to connect to the District Heating system in the future.

As a result it remains unclear how the proposed development will meet the requirements of paragraph 124 of the NPPF to comply with EU Limit Values. In addition it is also not clear how the proposed development will accord with Policy CS13, in particular part (c) of this policy concerning the energy hierarchy. The revised application form for this proposal does not include any information about the plant, ventilation or air conditioning services to the site and the application does not commit to a linkage with the local decentralised energy network despite indicating that it is within the public highway immediately to the east of the site. Given the sensitivity of air quality in the area it would be expected that the applicant would confirm its energy supply and its emissions as part of the planning process. The applicant has not done this.

Proposed Mechanical and Electrical Systems

Drawing 1441010-HL-XX-GF-GA-M-570-7000 Rev P8 indicates that the arrangement of condenser units has been amended. The air quality assessment addendum identifies an exhaust velocity from the ventilation system into the cycle parking spaces outside the building. However, does not address our concerns. No further details have been submitted and so our concerns have not been addressed by the additional information submitted.

Indeed the exhaust air temperature figures supplied appear unlikely to be achieved. The position of the condensing units within the existing building access area are set back from the louvres and so will discharge warm air into this space while also drawing in air from the same location. When ambient air temperature is at or near the figures quoted in the Air Quality Assessment Review document it is unlikely that exhaust air will be at the same temperature. While the condenser units are not specified it is possible, based on the number of units indicated on the drawing and their expected specification that they would emit exhaust air at a rate around 14m³ to 15m³ per second. This would create a positive pressure inside the building preventing cooler air being drawn in leading to the circulation of the same air.

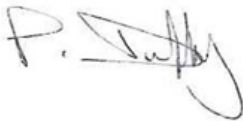
As a result the remarks made in our letter of the 30th September remain pertinent. It has not been shown that the M&E design proposal is viable and there is no reference to refrigerant detection systems which we would expect to be addressed, given the enclosed nature of the proposed development and the potential health risks associated with a leak.

Conclusion

With the exception of the BREEAM assessment where our suggestion have been taken into account the further submitted information does not address the concerns expressed in our letter of the 30th September. It is still not sufficiently robust to demonstrate that the proposed development would provide a suitable M&E solution or would be capable of meeting the Council's sustainability targets.

I trust the above is helpful, but if you have any queries please contact me.

Yours sincerely



Patrick Duffy BSc (Hons) MSc DipTP AMIEMA MEnvSc MRTPI
Technical Director
For and On Behalf of Waterman Infrastructure & Environment Ltd