

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7269/P	Helen R. Smith	7 Bristol House WC1B 4BA	26/02/2016 09:16:23	COMNOT	

7 Bristol House
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London WC1B 4BA

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25 February 2016

Regeneration and Planning Development Management
London Borough of Camden
(Attn: Kate Phillips)
Town Hall
Judd Street
London WC1H 8ND

Dear Madam

PLANNING APPLICATION CONSULTATION: 2015/7269/P

I wish to object to the above application on the following grounds. I live at the back of Bristol House facing Old Gloucester Street.

1. Noise. There is no Noise Report attached to the application. In the past Bristol House has suffered badly from noise from the plant of the former Bonnington Hotel. The new scheme shows the plant [not specified] moved to the back of the building opening to Old Gloucester Street with a vague statement that "acoustic screening [not specified] to assist with noise reduction". What other noise reduction will there be? There is already too much plant noise in this area. Surely the Council cannot accept this scheme without better provision for plant likely to be operating all 24 hours. Should it not set permitted noise levels and restricted hours?

2. Light. Although they state that the new building will not be higher than the present sloping roof it will fill out a square block shape which will further obstruct the skyline in a Conservation area. The figures in the Light Report disguise the likely darkening effect on lower floors, particularly as it does not take into account the Council's plan to add another storey to Falcon Building opposite. Old Gloucester Street is likely to become at night an even darker chasm and I feel it will be significantly darker for the listed residential buildings and probably for Bristol House lower floors.

3. Light Pollution. The area at the back of Bristol House already suffers quite badly from light pollution. The new design includes translucent glazing panels which will presumably show light all the time and it is stated that blinds in the rooms will prevent added light pollution. This will only occur if the blinds are used and blinds tend to show light round the edges.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7269/P	M Philpott	32c Old Gloucester Street WC1N 3AD	20/02/2016 13:54:30	OBJ	<p>I hope that the Council will take these facts into consideration, and would like to be informed of any public hearings or decisions. I will send this letter both by post and electronically.</p> <p>Yours faithfully,</p> <p>Helen R. Smith (Miss)</p> <p>Helen R. Smith</p> <hr/> <p>As a resident of Old Gloucester Street and living right next door to this hotel, I strongly object to this work. The front of the hotel on Southampton Row is on a commercial route, but the level of disruption this proposed work will cause will be entirely endured by the hundreds of residents living on Old Gloucester Street.</p> <p>The hotel has residential neighbours on both sides who are frequently disturbed by music from events and several noise complaints have been made over the years and remain unresolved - this proposed work will only add to the considerable inconvenience this is causing to home owners and council tenants on this street, not to mention the many children and parents who use the playground opposite the back of the hotel on a daily basis whose only play area will be affected by these works.</p> <p>Even more important, Old Gloucester Street is part of the Bloomsbury Conservation Area which the council has promised to protect and the hotel's proposed extension and rebuilding significantly threaten the historical conservation of this area and its enjoyment by residents.</p> <p>The work has significant structural implications for neighbouring homes, of which mine is one and there has been no proper consultation with any of the home owners that border the hotel on how this work will affect the structural integrity of our homes. There are three flats in my building alone, none of whom have received sufficient consultation on these plans from the hotel managers or the architects, suggesting the proposal is also hastily constructed and ill-thought through. And all the residents of my building and their landlords are against this proposal.</p> <p>There is an ongoing tension between the commercial interests of the hotel chain and the more numerous residents of Old Gloucester Street, and any plans to develop the hotel can only have an ongoing and considerably disruptive impact on those living here, with absolutely no benefit to the local community whatsoever.</p> <p>Please update us on the Committee date and decision.</p>