

Planning and Borough Development
London Borough of Camden
Judd Street
London WC1H 9JE

21 May 2017

RE: Planning application for change of use 52-53 Russell Square, London WC1B
Application number 2017/2285/P

Dear Sirs:

I am writing to you as the resident of Flat 5, 54 Russell Square to object to the proposed change of use for 52-53 Russell Square from a business premises to an educational premises.

I have lived in Flat 5 since 1989 when the building, 54 Russell Square, was redeveloped along with a series of buildings on the south side of Russell Square. It was earmarked as the residential building amidst office buildings on either side. The proposed change of use will alter completely the residential tranquillity that we have enjoyed over the years, and will massively affect the value of our property, into which we have invested much of our life's work, as the residents of 54 Russell Square are now pensioners.

David Marchant, Chair of our residential group, and Bob Osborne, Secretary, have sent the Planning Department detailed points of objection with extensive supporting evidence. As they are speaking for all residents in 54 Russell Square, I will not go into the detail that they have already raised, however, I will reiterate some of the concerns expressed.

1. Noise level to the area will increase. Noise levels within a building for 200 adolescents with thin partition walls between buildings will destroy the rights of residents to live in their own property in peace and quiet.
2. Pollution levels and noise levels to the area increase through vehicular traffic as outlined in Mr. Marchant's analysis of the Jeannine Manuel School in Bedford Square.
3. Fire hazard as the buildings were built in 1806 and there are no adequate fire escape mechanisms for 52-53 with 200 students on site.
4. Security and safety of residents of 54 Russell Square compromised as residential building can be accessed at the upper level by 52/53.
5. 52/53 should remain as a business premises. This brings business to the area and employment for people. The change of use is unnecessary, as the Bedford Estates could find a commercial tenant rather than rush into an ill thought out and questionable application by the proposed school.
6. The impact on Russell Square itself and on neighbouring areas, both business and other residential premises would be negative .

I urge rejection of this proposed change of use. I urge the committee to study the detailed objections as submitted by David Marchant and Bob Osborne of 54 Russell Square residents' group.

Yours sincerely,

Rita Phillips, Flat 5, 54 Russell Square, London WC1B 4HR

21.5.17