

[REDACTED]

From: Martin Shirley [REDACTED]
Sent: 06 March 2019 17:49
To: Carr, Seonaid
Cc: Planning
Subject: Planning Application ref 2018/6016/P

Dear Ms Carr,

Re: Planning Application ref 2018/6016/P

I wish to lodge objections to the proposed development on Eyre Street Hill for the following reasons:

1) Scale. The building will tower five stories over the adjacent Chiappa Organ building, in what is a narrow street and will completely dominate the area. It will destroy views of the Ragged School from Warner Street and Bakers Row creating a sense of confinement in the immediate area.

2) Ongoing Disturbance. The developers claim that a 160+ room hotel with bar and restaurant can be serviced by two vehicle movements a day. This is clearly unrealistic given the scale of the business and its delivery and refuse collection requirements. Delivery traffic and hotel guest traffic will need access from Warner Street 24/7. This clearly compromises the efforts made by both Camden and Islington Councils to reduce traffic in this area and create a safe environment for residents and cyclists.

3) Long Term Impact. If the building gets consent but the developer fails to get a hotel deal or the hotel fails there is the likelihood that the building will become either a hostel or student accommodation. Experience to date of the Hostel on Bakers Row and Crawford Passage suggest ongoing late night anti social problems of noise in a residential area.

4) Construction Traffic. Access to the site will need to be from Warner Street. Eyre Street Hill is now closed to motor traffic both ways and consequently vehicles will need to navigate the turning from Warner Street (which has been narrowed) and Summers Street.

As a resident of Warner House for the past 23 years, I hope my observations on traffic flow and quality of environment should be taken into account by those assessing this scheme. The area has in recent years seen significant changes which only recently have yielded benefits of reduced traffic and noise. This scheme threatens to compromise those improvements.

Yours

Mr Martin Shirley
Flat 3, Warner House
43-49 Warner Street
EC1R 5ER

[REDACTED]

From: Trudi Collister [REDACTED]
Sent: 07 March 2019 13:00
To: Carr, Seonaid
Cc: Planning
Subject: RE: Planning Application ref 2018/6016/P

Dear Miss Carr,

Thank you for confirming it was not too late to let you know concerns and objections to the proposed building on Eyre Street Hill.

I live in a ground floor flat on the junction of Warner Street and Bakers Row and my concerns are:

1. I believe the scale of the building will block the light that I current benefit from both in the morning as it reflects on the building behind the site and in the afternoon as the sun sets in that direction. Also, the proposed height of the building is five stories higher than the Chiapa building and it will completely ruin the current skyline. I thought new buildings had to be similar height to those around it?
2. Eyre Street Hill is a narrow one way street that has, in fact, this week been made 'Cycle Only' so I'm not sure how construction traffic will access the proposed site. The junction of Eyre Street Hill and Warner Street has been narrowed and Warner Street is designated a Cycle Superhighway. Any further traffic on this street will jeopardise the safety of cycles.
3. The developers claim that the proposed 160 room hotel, with a bar and restaurant, can be serviced by two vehicle movements per day. They clearly have no knowledge of similar venues. The pub next to Warner House currently have multiple deliveries and collections a day ranging from laundry to supplies, rubbish removal and other general deliveries. I believe that delivery traffic, plus hotel guest traffic, will all end up on Warner Street via the narrowed junction that has been specifically designed to reduce traffic onto the cycle superhighway.
4. My final concern is that if the building gets consent and the developer doesn't manage to sell it as a hotel, or the hotel fails, there is the likelihood that the building could become a student hostel for one of the many International Colleges that are opening in the area.

Thank you for giving me the opportunity to explain my concerns.

Regards

Trudi Collister
[REDACTED]

Sent from [Mail](#) for Windows 10

From: Carr, Seonaid <Seonaid.Carr@camden.gov.uk>
Sent: Tuesday, March 5, 2019 5:11:55 PM
To: 'Trudi Collister'
Subject: RE: Planning Application ref 2018/6016/P

Dear Ms Collister,

Thank you for your email.

With regard to the site notices, there were site notices located on Eyre Street Hill at the junctions with Warner Street and Summers Street. There were also notices on the junction of Vine Hill and Clerkenwell Road and Vine Hill outside the site. I visited the site a couple of weeks ago and noticed the site notices were still there. There was also a press notice published in the Camden New Journal.

In respect of the residents within Warner House, they can still submit comments on the application if they would like it. The date we put on the site notices is the statutory deadline, however we are able to accept comments on applications after this date. For my benefit it is useful to know they are coming in, so if any residents of Warner House wish to submit comments they can email these direct to me and copy in planning@camden.gov.uk.

Please note the consultation that has been undertaken is in accordance with the Councils adopted Statement of Community Involvement.

Regards,

Seonaid Carr
Principal Planner

Telephone: 020 7974 2766



From: Trudi Collister [REDACTED]
Sent: 05 March 2019 13:50
To: Carr, Seonaid <Seonaid.Carr@camden.gov.uk>
Subject: FW: Planning Application ref 2018/6016/P

Dear Ms Carr,

I am writing to you in respect of the application made for the construction of a hotel on the Ragged School site on Eyre Street Hill/ Vine Hill.

I am concerned that proper notice of this application has not been given to me as a resident of Warner House, Warner Street which is within 50m of the proposed site. It was difficult to realise that it was a new notice, given that the street notice was placed amongst several other Camden planning notices which had expired.

Neither I, nor other residents of Warner House, which is on the LB Islington side of Warner Street, received any information whatsoever about the proposed development. Given the failure to clearly post the application on the street, this means that the residents have been denied the opportunity to comment on the application.

For these reasons, I request that the notice period be extended for at least another two weeks to allow all the parties affected by the development to comment on it.

Your sincerely

Trudi Collister
[REDACTED]

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