

From: Natalie Denby [REDACTED]
Sent: 25 April 2019 16:18
To: Carr, Seonaid [REDACTED]
Cc: Planning [REDACTED]
Subject: Re: Comments on Planning Application Ref 2018/6016/P

Could you please confirm receipt of this? Thank you!

On 15 Apr 2019, at 09:03, Natalie Denby [REDACTED] wrote:

Dear Ms Carr,

I would like to add the following points to my email below:

- * In addition to Point 2 below (Scale and Design), could you confirm that the design has been looked at in regards to the fact that the site is in a conservation area?
- * Could you please email a copy of the design review panel's report or make it available online.
- * Could you confirm that the application has been or will be submitted to the GLA as required for all tall buildings over 30m?

Thanks,
Natalie Denby

On 11 Mar 2019, at 22:09, Natalie Denby [REDACTED] wrote:

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 (Reference 2018/6016/P). I am making these objections as a long time resident of Warner House, 43-49 Warner Street. [REDACTED] with my family, including two school age children. Our flat is overlooking the site.

I am objecting to these plans on the following grounds:

1) Construction - Traffic Safety and Pollution

During the construction the traffic situation in the surrounding streets would considerably worsen. These are small streets (Eyre Street Hill, Vine Hill, Warner Street, Bakers Row etc.), and now, with a cycle superhigh way running through Warner Street, recently narrowed streets and recently changed traffic directions I cannot see how construction traffic could be successfully integrated without traffic buildups and potentially dangerous traffic situations.

Traffic safety in the area both during construction and after is a huge concern for me, especially living in the area with children.

Construction of such a large building would yet again increase pollution levels.

2) Scale of the Proposed Building and Design

The new building - at eight stories - would dominate and significantly tower over the existing neighbouring buildings which in my view would negatively effect the neighbourhood. There is currently a mix of old and new, low and high rise buildings and the balance should be maintained. The new building would completely obstruct the nightlines from Warner House to the old Ragged School building. It is also a very unaesthetic proposal, surely our Central London neighbourhood with its many very attractive buildings deserves better.

3) Use the Building - Traffic Safety, Noise and Pollution

Per the plans the new building in its use as a hotel with restaurant and bar would be serviced by two vehicle movements per day which does not seem feasible at all. Just looking at the Coach pub on the opposite corner it is clear that several deliveries of various suppliers for examples are needed throughout the day, most likely even more for this proposed new building with a hotel in addition to restaurant and bar.

It seems unrealistic for these small streets - with the addition of the new super cycle highway - could accommodate such increased service traffic. Hotel guests leaving and arriving would further increase traffic volume in these streets. As stated above, increased traffic can potentially lead to dangerous road situations, in addition to creating additional noise and pollution.

Furthermore, customers of the new building are likely to increase noise and anti social behaviour in the area. Residents of Warner House and surrounding residential buildings already suffer greatly with much increased noise levels from the recently redeveloped Coach pub close by.

I appreciate that we are able to submit comments after the initial deadline and, although disappointing, can understand that we were not directly informed (other than through public notices which I missed). It is, however, of concern that the Mount Pleasant Neighbourhood Forum was not informed of these plans, not a sign the developers aiming for a transparent process in my view.

Yours sincerely,

Natalie Denby

