5.8.2020 BY EMAIL

112A Gt Russell Street, WC1B 3NP

Application for planning permission reference: 2020/3107/P

4 August 2020

Dear Sir/Madam

Although not in our area the Soho Society objects strongly to this application because principles at stake. The application is a misuse of S 73 and if approved would set a very adverse precedent for the future consideration of alterations either in the course of or post construction. What has been built is clearly very materially different to what was originally granted planning permission at street level and below ground and the changes will have impacts in the surrounding area and cannot be considered a minor matter.

As constructed this development provides 25% more rooms and 36% more occupancy. To deal with this by a variation of conditions application makes a mockery of the planning system and it should be refused and a new full application requested so that all the implications of this increased size and capacity can be properly assessed.

Yours faithfully,

Matthew Bennett MBE

Chair of the Planning and Environment Committee

**List of Hotels in Soho - November 2019**

1. Soho Sanctum, Warwick St 30

2. The Courthouse, Gt Marlborough St 126

3. Ham Yard 91

4. Soho Hotel, Richmond Mews 96

5. The Nadler, Carlisle St 78

6. Hazlitt's, Frith St 30

7. Mimi's Hotel, Frith St 58

8. Dean St Townhouse 39

9. Kettner's Townhouse, Romilly St 33

10. Z Hotel, Poland St 120

11. Cafe Z Hotel, Moor St 85

12. YHA, Noel St 36

13. Piccadilly West End Shaftesbury Av 60

Total rooms = 882 average size 68 rooms