



Dear Sir, Madam

I am the owner of flat 5 Ormonde Mansions, 100A Southampton Row, London WC1 4BJ.

I write to object to application 2021/2024/P for 92 Southampton Row London WC1B 4BH proposing the formation of 11 no. guest rooms at ground floor level, 2 of which are duplex. To replace existing meeting rooms, gym & offices.

I wholeheartedly second all the objections already presented by Teresa Smart 


I would like to add the following objections:

1. there appears to be no detail on new plant required; this of course is paramount in respect of both raising mass/height and creating noise; this gives me ground to fear an addendum planning application for these once the main body of work is approved. I believe the plant should be detailed drawn, specified and included in full with the current application, along with a noise nuisance assessment and survey. This would be typical of any application such as this, and I am surprised it is not included.

2. The new proposal shows a large flat roof in lieu of the restaurant skylight; a flat roof as this would most likely be used for regular maintenance, implying illuminated scaffold, workers, power tools etc. It is unrealistic to think that this would not occur and it is clear that this would create a continuous disturbance as sound would raise through the light well.

3 The proposal for a flat roof suggests an intent to build higher at a future date. Although this is not included in the present proposal I believe this consideration should be kept in mind when assessing the present proposal.

4. As questioned in the past, is there any free opening glazing for natural ventilation? If so, escaping noise would likely reverberate up through the void space at all times of day

5. I agree with Ms Smart that the quality of habitation space this proposal would create for the Hotel is pitiful .

I ask for the rejection of this plan because of the cumulative impact of works in the hotel over the past 35 years that have encroached into the light-well between the hotel and Ormonde Mansions. I also object to the increase of plant to the light well. And I call for a delay in further noisy and disruptive works because except for the pandemic we have continually suffered noise and intrusion from building works in the hotel. Finally, I do not see that 8 new bedrooms that have reduced access to daylight and have very little airflow will add any economic benefits to the area but will cause a serious disturbance in terms of noise and intrusion to the adjoining residents in Ormonde Mansions.

I also ask for the rejection of the plan on the grounds that the proposed plant is impossible to meet conditions. An alternative would be to again include in the permission the requirement that all plant and equipment be placed on the roofs of blocks B and C and that no ducts, conduits, plant or other equipment could

be placed on the roof subject to the planning application and that this is a fundamental requirement and that applications to add plant, equipment, ducts, etc to the roof cannot be accepted, inclusive of noise assessment

Best regards

Gregorio Magnani
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