



Subject:

Ref: 2021/2024/P - 92 Southampton Row, London WC1B 4BH



Dear Joshua

As the planning officer for this application, please note BRAG's objection to the proposals.

The Bloomsbury Residents Action Group (BRAG) was founded five years ago (2016) with the objective of campaigning for developments that do NOT undermine residents' quality of life. This application is a case in point and we wholeheartedly support the detailed and comprehensive objection made by the Ormond Mansions Residents Association.

The Applicant proposes to erect a double storey rear and side infill at ground and first floor level, together with change of use of ground floor space, to add 11 new guest rooms to the hotel, together with additional plant.

The proposal makes clear that ducting and plant is intended on the new roof, adjoining Ormonde Mansions BUT prior agreement requires all plant to be on the roof of the main building, above floors 4 or 5 and thus above the roof of Ormond Mansions. The plans in this application do not meet this requirement. There is no clarity or detail on how the plans for the plant will be met.

We understand from the residents of Ormonde Mansion that they have already experienced three separate periods of noise and nuisance from construction work, which has been carried out over recent years to create additional space for the adjacent hotel. There is now yet application for building work that will have an unacceptable impact on residents' quality of life, especially following the unprecedented impact of Covid-19 during the past 18 months.

It is difficult to envisage the economic benefits for the hotel that the new bedrooms will provide, seeing that 8 of these will have reduced access to daylight and very little natural airflow.

We urge Camden to reject the application.

Best wishes

Debbie Radcliffe
for BRAG (Bloomsbury Residents Action Group)
www.brag.org.uk