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**From:** Peter Dayan [REDACTED]  
**Sent:** 13 January 2023 05:57  
**To:** Planning Planning; Neil McDonald  
**Subject:** 112A Great Russell Street, London WC1B 3NP - Application ref: 2022/5446/P

To whom it may concern,

I am writing to object in the strongest possible terms to this outrageous retrospective planning application of Criterion Capital for their underground hotel in the former car park of the St Giles Hotel. I am a home owner in Bedford Court Mansions, with an aspect onto Adeline Place, and so am directly affected.

As you will know, after substantial objections from the local community, permission was ultimately given to convert the car park into an underground hotel with (a) a specific number of bedrooms; and (b) no catering services (along with other conditions) -- these conditions are important for reasons of safety and the amenity of the hotel's neighbours.

Criterion ignored these conditions, and built (a) substantially more bedrooms; and (b) catering facilities. They are then applying for retrospective planning permission, trying to circumvent the whole planning process itself. For some reason, Camden Council planning officers have apparently looked favourably on (a), meaning that local residents had to fight extremely hard to have Criterion's method of breaking the law be ruled out of bounds. This is now subject to an appeal.

Now Criterion are trying the same miserable trick with (b), the catering. Again, their application appears to be given favourable treatment within the council - being submitted over the holidays, and fast-tracked to a planning meeting - making it hard for local residents to gather their objections. Criterion have shown themselves to be untrustworthy partners - trying to evade conditions that were imposed for excellent reasons to avoid further over-deliveries and rubbish removal, and doubtless smells and worse. Their application should be rejected - and they should be held to account for their appalling approach to their presence in our midst.

Yours faithfully,

Peter Dayan