

Comments for Planning Application 161022/DPP

Application Summary

Application Number: 161022/DPP

Address: The Hamilton School 55-57 Queen'S Road Aberdeen AB15 4YP

Proposal: Formation of new hotel, bar and restaurant including Change of Use of former school, demolition of existing school extension and dwellinghouse (55 Queen's Lane South), and associated infrastructure and landscaping works

Case Officer: Gavin Evans

Customer Details

Name: Mr Nicol Bradford

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to Planning Application 161022/DPP (The Hamilton School, Queen's Road) - also sent by email.

I wish to submit an objection to the above subject planning application as detailed below.

The proposed hotel, bar and restaurant would result in yet more disturbance, noise, nuisance and reduction in privacy and amenity for the neighbouring residents and families. There are already ongoing problems experienced from the Chester and Malmaison (particularly issues with noise and privacy) and an additional venue will only increase the nuisance. There is no reason this venue will be any different. In fact the application highlights the proximity of the three restaurants and bars as creating a 'destination'.

The plans show large bar areas and restaurant, with terraces and landscaped areas. These are clearly intended to entertain a large number of people and could be used as a function room or for outdoor dining and entertainment. This is exactly the cause of the previous complaints and objections regarding the other hotels, and is why the presence of two existing venues is not a good reason for a third.

It is unavoidable that such a restaurant and bar will cause disturbance. This will be seven days a week, all day and late into the night. Relying on assurances, conditions or constraints, or on neighbours to complain, is not a satisfactory solution. Contrary to the application this does not minimise the impact on residential neighbours.

The hotel, restaurant and bar will also result in significantly increased disturbance due to car access to the rear of the building. The rear car park will be in use throughout the day by services and guests, all week - early morning and late at night - completely different from the previous school. There is a marked increase in the number of parking spaces at the rear. The vehicle

access into Queens Lane South can be hazardous to pedestrians and such use should not be increased.

From the south the proposed building fills almost the entire elevation and presents a block (particularly when taken together with the Chester and Malmaison) to the view and light. The copper-coloured cladding on the wings is not in keeping with neighbouring buildings.