



# Crystal Palace Community Association

# CPCA



Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

30 November 2018

Dear Sir

QUEENS HOTEL, CHURCH ROAD, LONDON SE19 2UG  
APPEAL REFERENCE PP/L5240/W/18/3213506

We are writing to oppose the appeal against Croydon Council's decision in this case. We apologise for the late submission of this representation but trust that you will be able to take it into account.

The Crystal Palace Community Association (CPCA) was established in 1969 and exists to preserve the character and amenities of the area and generally to make Crystal Palace a better place to live. The CPCA is open to all sections of the community and has a proud history of campaigning for the neighbourhood.

The CPCA opposes the application and the appeal for the reasons given by LB Croydon in its decision. In particular, we are concerned about the following issues.

1. Overdevelopment in a conservation area

This development offered a potential opportunity to address some of the more unsightly features of Queen's Hotel, such as the modern extension on the north side, which is out of character with its Victorian core. However, the scale and style of the development is inconsistent with conservation area policies, the Croydon Local Plan 2018 and the consolidated London Plan 2016.

2. Traffic impact

The hotel already currently generates significant traffic, both from coaches and from guests. Many guests leave their cars in surrounding roads, creating pressure on parking spaces. The expansion of the hotel would exacerbate these problems. There are insufficient mitigations, for example to minimise the use of vehicle traffic in reaching the hotel.

3. Air pollution

Church Road already suffers from a high volume of traffic. This is often stationary because traffic is held up at the lights at the junction of Church Road and Westow Street, the entrance to the Crystal



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Palace triangle one way system. The additional traffic generated by further development would exacerbate this and there are no effective mitigations proposed.

The Trustees  
Crystal Palace Community Association