

CONSULTATION SUMMARY

Case reference number(s)

2022/3335/P

Case Officer:

Adam Greenhalgh

Application Address:

114-116 Flitcroft House
Charing Cross Road
WC2H 0JR

Proposal(s)

Erection of a two storey roof extension for additional office accommodation (Class E) with roof terraces and roof plant above, plus alterations to the ground floor façade and internal reconfiguration of all floors.

Representations

| | No. notified | 0 | No. of responses | 2 | No. of objections | 2 |
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| Consultations: | | | | | | |

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| Summary of representations | <p>Site notice displayed 17/08/2022 to 10/09/2022</p> <p>Press advertisement publicised 18/08/2022 to 11/09/2022</p> <p>Two letters of objection received, both from occupiers of flats in Phoenix House, 110-114 Charing Cross Road. Objections raised relate to:-</p> <ol style="list-style-type: none">1. Loss of light for occupiers of flats in Phoenix House (with reference to an entrance, balcony, kitchen and bathroom).2. Loss of outlook3. Noise and disturbance from proposed roof terrace <p><u>Officer response:</u></p> <ol style="list-style-type: none">1. The site is located to the north of Phoenix House. It is not in line with any windows or balconies or terraces at this site. These are oriented to the east at the rear. The proposal would not block the path of the sun relative to any of the Phoenix House flats and it would not materially impact upon the daylight that |
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would be received in any rooms or balconies or terraces.

2. The windows of the adjoining buildings would retain an aspect to the rear and the outlook to the rear from any neighbouring windows or terraces would not be unduly affected.
3. The use of the roof terrace during the day in the week would be unlikely to give rise to noise levels above ambient levels (subject to a condition that no amplified music or sound should be broadcast). A condition is recommended to prevent the use of the terrace outside of normal office hours when ambient noise levels are potentially lower.

Recommendation:-

Grant planning permission subject to legal agreement