

**From:** Charlotte Street Assoc.  
**Sent:** 24 April 2023 10:47  
**To:** Planning Planning  
**Cc:** Charlotte Street Association  
**Subject:** 2022/4321/P - 25 Rathbone Place

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Charlotte Street Association would like to object to this planning application.

The proposals would mean the loss of a function room and ancillary accommodation connected to the premises. The proposals also included significant new plant equipment for ventilation

Although the covering letter states that the function room on the first floor would be re-located to a refurbished and deeper basement this new space is small and cramped.

Our main concern is the loss of this first floor function room. This has been used as a performance area for plays and for meetings of local cultural and historic groups. In particular in 2015 by the Maverick Theatre Company for a condensed version of Shakespeare's Henry The Fifth, and Dylan Thomas celebrations. The pub has a long association with the heritage of the area particularly from the 1930s and 1940s -- Fitzrovia's bohemian heyday. It is one of Fitzrovia's most famous pubs and has a strong association with mid-20th century literature and culture. As such it is very much a community asset of value both in heritage and as a destination that enhances the economic vitality of the neighbourhood.

Therefore we strongly object to this aspect of the application.

Secondly, we object to the loss of the pub manager's flat because it may undermine the viability of the pub as well as run counter to Camden's policy of encouraging workers to be able to live and work in the borough and cut down on travel time.

Thirdly, we are concerned about the quality of the residential accommodation offered and the installation of plant equipment to ventilate the flats and facilitate sound proofing. We note that the applicants propose to seal in the residential accommodation to prevent future occupants being disturbed by the activities of the public house.

The covering letter states: A noise assessment has been undertaken by Quinn Ross Consultants Ltd who have recommended the introduction of mechanical ventilation heat recovery (MVHR) units in each new residential flat to provide a satisfactory alternative to openable windows for ventilation, due to external noise levels."

This is a clumsy attempt to make the conversion suitable for a mix of public house and residential flats.

Furthermore, we are concerned that the necessary ventilation equipment will cause a noise nuisance to residents in Percy Mews, particularly outside of the hours of the operation of the public house.

The applicant appears to be trying to squeeze as much as possible out of the site for financial gain without thought for the consequences.

For the above reasons the application should be refused.

Regards

Linus Rees  
on behalf of Charlotte Street Association