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5 Melon Place, London, W8 4DE

London Borough of Camden,
Regeneration and Planning,
2nd Floor,
5 Pancras Square,
London, N1C 4AG

9th November 2023

Planning Application – Ap2023/3808/P

55 Tottenham Court Road / 16-24 Whitfield Street, London, W1

Dear Sirs

I write on behalf of the Jolanta and Max Neufeld Charitable Trust, of which I act as Treasurer, and which is based at 1 Colville Place.

The purpose of this letter is to lodge objections to the above Application on the following grounds.

Consent was granted for extension to the existing building, reference Ap2022/2626/P and comments relate to changes to that Consent:

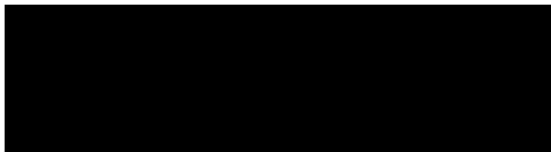
1. 4th Floor – The proposed roof extension is bulkier and set further forward to the detriment of Crabtree Fields park, from which it would be clearly visible resulting in the loss of the feeling of openness and sky view.
2. 2nd Floor Link Block – The extension now proposed is significantly higher causing a material loss of sky view when seen from Crabtree Fields park and from Colville Place.
3. Of particular concern is the proposal to remove / relocate the murals on the front façade. The origin of these murals is the allocation of money in the Section 106 agreement for the 2000 Consent for Public Art. The murals in place were selected following a competition organised by the Charlotte Street Association and are pixilated images of the park / garden opposite in reverse. Consequently, they are site specific and would make no sense if removed to a different location. The murals have become very much part of the Fitzrovia scene and are admired by many visitors, and represent a very early example of Community engagement in urban regeneration for which LBC is rightly well known and respected.
4. Any suggestion that retaining the murals reduces light to the proposed ground floor and basement workspace is spurious. The existing elevations provide an adequate degree of light to the ground floor and all that would need to be done to maintain this would be to leave the existing murals in position and open up the windows that surround them.

4.(cont'd)

The proposal shows this level of glazing to be reduced at the upper levels by increasing the depth of the fascia between the first and second floors, so if this was left as it is more light would enter. The basement by its very nature will never receive a large amount of natural light so it can be discounted from this defence. Any proposed associated ducts or ventilation routes terminating above the new glazed "shopfronts" elevation of the building can be run internally via the risers and do not necessitate the reduction in the existing window height, as suggested by the Applicant. This is simply a matter of using the available structure more wisely. The large expanse of glass on the ground floor is also inefficient in terms of overheating and does not conform to the prevailing typology on Whitfield Street which has less glazing proportionally at ground floor level, and always with a defensible space between the pavement and the glazing.

5. Hours Limitation. The 2022 Consent was Conditioned by an hours limitation on the use of the Terraces being, 3rd floor terrace Monday – Friday 09.00 – 19.00 hours and 4th floor terrace Monday – Friday 09.00 – 20.00 hours. Were the Council minded to grant consent to the current Application those hours limitations should be carried forward and extended to include the 2.5m deep loggia balconies on the lower floors.

To summarise we have strong objection to the current proposals and the Trust would very much wish to see the 2022 consented scheme built.



Treasurer, Jolanta and Max Neufeld Charitable Trust