

# Charlotte Street Association

39 Tottenham Street

London W1T 4RX

email: [csafitzrovia@yahoo.co.uk](mailto:csafitzrovia@yahoo.co.uk)

**Development Management,  
Regeneration & Planning,**  
London Borough of Camden,  
Town Hall, Judd Street,  
London WC1H 8ND.

25<sup>th</sup> February 2024

For the attention of Elaine Quigley, Planning Officer, Planning Solutions Team.

**By email to:** [planning@camden.gov.uk](mailto:planning@camden.gov.uk) and [elaine.quigley@camden.gov.uk](mailto:elaine.quigley@camden.gov.uk)

Dear Elaine Quigley,

**Re: ref. 2023/4727/P: 48-54 Charlotte Street, W1T 2NS:**

---

External alterations including: creation of roof terraces at first floor, third floor and main roof level; extension of stairwell and lift overrun; replacement windows; alterations to doors and windows at ground floor level; introduction of railings at ground floor level; relocation of air handling unit; and associated external alterations.

---

I am writing on behalf of the Charlotte Street Association, concerning the above planning application.

We are writing in support of the objections submitted by residents living in Goodge Street and in Scala Street, respectively. Your email concerning the applicant's revisions has also been forwarded to us by the residents.

Our Association wishes to object to, and comment upon the application as follows:

**(a). the proposed terraces:**

The application says that terraces are proposed at 1<sup>st</sup> Floor, 3<sup>rd</sup> Floor and Main Roof. On the But the Plans appear to show:

- a terrace at 3<sup>rd</sup> Floor level (near the rear of the Goodge Street terrace);
- a very large terrace at 5<sup>th</sup> Floor level (next to the Scala Street terrace);
- a terrace at Roof level (between Scala Street and Goodge Street).

We are greatly concerned at, and wish to object to, the number of terraces which are likely to be very noisy for residents both in Scala Street and Goodge Street. The building with its terraces is located between the backs of the Scala Street terrace and the Goodge Street terrace, whereby noise from this area resonates around the back of all these buildings and acts a bit like an echo-chamber; this "back" area acts almost like an enclosed space acoustically.

Continued to page 2

Re: ref. 2023/4727/P: 48-54 Charlotte Street, W1T 2NS - *continued*:

---

**(b). Further open spaces; and other noise sources:**

In the circumstances, we are similarly concerned about other open spaces in the scheme which could also be sources of noise affecting the nearby residential:

- (1). On the Ground Floor Plan (in the centre of the scheme), there is an area marked as “**new lightwell courtyard**”;
- (2). The 2<sup>nd</sup> Floor Plan shows a **Rooflight to the Ground Floor Room/Unit 14**  
– we would be concerned if this is an **opening** rooflight, in terms of noise to Gooch Street residents.
- (3). It is not clear how **the external Ground Floor space (between the two parts of no. 48-54)** will be used; again there is concern, in terms of noise and voices carrying, if this was to be used by groups of people to gather
- (4). **At 3<sup>rd</sup> Floor, there is a narrow external landing and external stairs (off Unit 49)**, which is close to the rear garden of the residential house at 16 Scala Street.

**(c). Rooms labelled as “Units”:**

On the Plan drawings, each room is labelled as a “Unit” and with a number. Does this mean that the building is going to be let on a co-working type basis, to individuals and/or to different companies? If so, we would have concerns about the overall control and management in the use of the external terraces, and to ensure that there is not noise disturbance etc to the nearby residents.

**(d). Separate street entrances:**

We assume the main entrance to the office building is the entrance shown on the corner of Charlotte Street and Scala Street.

But, in addition, the large space marked Unit 11 has an entrance directly onto Scala Street and next door to the residential house at No. 16 Scala Street. As often happens at office entrances, we would be concerned at the likelihood of staff standing in Scala Street outside this entrance to smoke and chat on mobile phones etc, and thus disturb the immediate residential neighbour in the Scala Street houses.

**(e). the Applicant’s Revisions:**

We do not think that the applicant’s revision to cut back the 5<sup>th</sup> Floor terrace (and thus reduce its size) will reduce or eliminate the issue of noise when any of the terraces are used.

**(f). Hours re. use of the terraces, and all the other external spaces:**

Even if there is an hours’ limitation on the use of the terraces, their use will still be very noisy for the immediate residents, because of the number of terraces (and other external spaces) and being used by a large concentrated number of people/staff throughout the day, every day.

In the applicant’s Revisions, it would appear they are suggesting a time limitation for the **3<sup>rd</sup> Floor Terrace only**; any time limitation ought to apply to all three terraces.

The applicant is suggesting:

- Upto 7.00pm Mondays to Fridays;
- Not at all at weekends (i.e. not at all on Saturdays and Sundays).

I do not know what the residents feel about 7pm, but I would suggest:

- (a). 6pm for Mondays to Fridays;
- (b). Not at all at weekends, and also **not at all on Bank/Public Holiday days that occur on week days** – quietness for residents in Fitzrovia on these days is important.

*Continued to page 3*

Re: ref. 2023/4727/P: 48-54 Charlotte Street, W1T 2NS - *continued*:

---

For the above reasons, we would ask that this application is refused.

Yours sincerely,

Clive Henderson,  
**On behalf of Charlotte Street Association.**