

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3123/P	Matthew Pound	02/08/2024 13:14:27	OBJ	<p>Proposed erection of single-storey roof extension to provide 2x new residential (Class C3) units.</p> <p>Reasons for objection:</p> <p>Despite the daylight report, no doubt cleverly calculated to show minimal differences at an opportune date in the calendar, the additional storey cannot fail to overshadow its surroundings, particularly the low rise 3 storey mews houses on the opposite side of Fitzroy Mews and the rear of the 4 storey Georgian terrace behind on Fitzroy Square.</p> <p>With a double height ground floor level, Glebe House will effectively become a 7 storey building with the lift housing projecting above that. It will be considerably taller than all of its neighbours and will clearly block direct afternoon sunlight to the rear of the Georgian terrace to Fitzroy Square and those in Fitzroy Mews, and morning sunlight to the flats opposite in Cleveland Street.</p> <p>An additional storey will also obviously reduce sunlight levels to the existing balconies of the current top level flats of Glebe House itself as well as cause issues of overlooking to the existing balconies.</p> <p>The submitted Site Section drawing through the roads to either side of Glebe House shows a sight line starting from ground level at the opposite side of Fitzroy Square rather than at eye level. If starting from eye level at say 1.7m above ground or from Grafton Way (approaching Fitzroy Square), the additional storey and lift housing would be visible over the roof tops of the Georgian terrace. Any risk of the setting detracting from this enormously important square with its Robert Adam designed buildings should obviously be stringently protected.</p> <p>Although difficult to scale from the drawings online, it would appear that in reducing the height from the previous submission, the ceiling height of the new flats is now inadequate and does not meet the minimum 2.5m set out in the London Plan standards. Increasing this would obviously cause further damage to the surroundings as noted above.</p> <p>We note that in several photos and drawings, the additional storey is compared to its neighbour at Cleveland Court to which an additional storey has been added despite this not having ever been built. The proposal would still make Glebe House taller than that even if Cleveland Court is extended, but if not the additional storey will stand out even further in the street scene, well above common roof lines, and bringing greater attention to it as one of the lesser attractive buildings in the area.</p> <p>The statement notes that the brickwork will be to match the existing, although having now been standing for 60 years, even if an exact brick type can still be sourced, an exact colour match will not be achievable due to the years of London dirt they have absorbed. As now a smoke free zone with less polluting traffic also, new bricks will never age in the same way and so the top two storeys clad with modern brick may never match.</p> <p>Finally we note that the previously refused 2021 scheme for similar was refused on 7 points, we would suggest that the majority of these reasons are still applicable and the scheme should again be refused.</p>