

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2024/3123/P | Fitzroy Square Resident | 08/08/2024 21:36:44 | OBJ | <p>I strongly object to the planning application for an additional floor on top of 15 Fitzroy Mews.</p> <p>The proposed development will block the only source of daylight into my flat on Fitzroy Square, which has windows and a terrace directly facing Fitzroy Mews.</p> <p>The daylight and sunlight report submitted with the application fails to consider the impact on Fitzroy Square residents, particularly those with terraces and windows on that side.</p> <p>The construction would also be unacceptably close to our bedroom, invading our privacy and significantly affecting our quality of life. Furthermore, the addition would be an unsightly intrusion on the historic character of the area. It is important to note that this is the second time this application has been submitted, and my concerns remain as strong as ever.</p> |

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| 2024/3123/P | Richard Whish | 06/08/2024 14:23:03 | OBJ | <p>I have serious objections to the proposal to erect a roof extension to Glebe House, partly because of the detrimental effect it will have on the surrounding area and partly because it would fundamentally alter the character of my penthouse flat.</p> <p>When the previous application to build a roof extension was rejected in November 2021, the first ground for doing so was that the 'height, bulk, mass and detailed design, would be detrimental to the appearance of the host property, the streetscape and the Fitzroy Conservation Area ...'. In my opinion, notwithstanding some changes to the original proposal, this continues to be the case.</p> <p>There is a very pleasing skyline to the buildings in Fitzroy Square, Cleveland Street and the other streets in the area. I have often been struck by how well the skyline has been maintained over the years; the most 'jarring' building in the area is Glebe House itself, which does not quite fit in with the other properties.</p> <p>The extension will be very bulky and completely out of character with the rest of the area. For example Glebe House already towers over 100 Cleveland Street, and the addition of an extra floor will be very unsightly. I don't think that the possibility of an extension to Cleveland Court should be used to justify the Glebe House extension: that is a 'bootstraps' argument. I was not aware of that application, and if I had known of it I would have objected to it. I do not know whether the extension to Cleveland Court will go ahead. I think that the fact that there is a 10 storey structure further down the street as part of 101 Cleveland is irrelevant, as it sits comfortably with the buildings to the south of it: it does not impinge on our part of the street. The Glebe House extension will inevitably affect the neighbourhood, when viewed from several angles (including from Fitzroy Square, which is a jewel of this part of London). To my mind it is not really a question of how much light will or will not be lost by any particular property or properties, as the overall effect on the aesthetics of Fitzrovia of this proposal.</p> <p>For me personally, the building of this extension will fundamentally affect my home. I originally bought Flat 4 Glebe House in 1990. Once I had seen Flat 14, the penthouse, I decided that, should the chance ever present itself, I would try to buy it. This happened in 1996 when the previous owner decided to leave London. I have very nice open terraces at the front and back of the flat, and wonderful privacy. The whole point was to buy a penthouse flat (which I understand is how my flat and number 15 were designated in the original planning permission for the building in the 1960s). Obviously Flat 14 will cease to be a penthouse and I will not enjoy the privacy I now have: there will be balconies above my flat, overlooking my own. There will also be a new structure above my rear terrace, which at the moment is entirely open (and sunny in the morning). A rooflight in the hallway between my bathroom and kitchen will be covered. The character of my property will change fundamentally. I also dread to think of the building works themselves: the disruption will be enormous, over a prolonged period.</p> <p>I do hope that this application will be refused.</p> |