
From: Trisha Taraphder [REDACTED]
Sent: 23 August 2024 10:06
To: Planning
Subject: Objection to planning application 2024/3123/P

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Dear Planning Officer,

I am a tenant at 25 Fitzroy Square and would like to outline my objections to the proposed erection of a single-storey roof extension at Glebe House 15 Fitzroy Mews London W1T 6DP.

My objections are as follows.

1. The additional 6th storey extension will increase the height of an already over-scaled building. If allowed to go ahead, this building will be more prominent than all the neighbouring properties in the area, including neighbouring Cleveland Court.
2. A building of no architectural merit should not be dominant in this conservation area. It would add further height and bulk impacting negatively on neighbouring properties overshadowing and leading to loss of sunlight and daylight and also dwarfing the 3 storey Fitzroy Mews smaller houses.
3. The historical Grade 1 Robert Adam Fitzroy Square is in close proximity. The Western Terrace Grade 2 listed houses sit just behind Fitzroy Mews and the additional height extension will affect their right to light causing loss of sunlight and over shadowing and hence will be adversely affected. No daylight and sunlight tests were recorded from these houses.
4. The Fitzroy Mews houses adjoining the rear of Fitzroy Square Western Terrace in this quiet narrow cobbled street will be adversely affected by loss of light. The scale and proportion of the proposed development will be overwhelming. As former coach houses of Fitzroy Square, they echo character of a period Mews both in height and scale.
5. The size and scale of the increased height of the proposed development impact not only on the Western side terraces of Fitzroy Square but also the Robert Adam houses in this conservation area of major historic significance. The proposed development is in the heart of the Fitzroy Square Conservation Area, 30 metres away from the front terraces and just 19 metres away from the rear windows on the Western terrace.
6. Longer views have not been considered thoroughly. The proposal is also visible from Carburton Street and will be dominant and disproportionate in size and character to surrounding buildings.
7. Photos indicate the additional storey proposed is a large and bulky structure compared to its neighbour Cleveland Court, almost doubled in mass. The proposal would still make Glebe House taller and bulkier even if Cleveland Court is extended, and its detrimental impact will be irreversible on the skyline and street scene.
8. This non reversible and controversial development for just two additional penthouse flats is hardly adding to the housing stock and offers no significant benefit to anyone but the applicant, while the nearby

properties affected by loss of amenity will inevitably experience the value of their properties significantly reduced.

In conclusion, if this development is allowed to go ahead, the applicant's proposal will negatively impact the quality of life and mental health for many people with loss of sunlight and daylight in their homes. There will be loss of heritage and aesthetic value of the area, and a significant reduction in property value of the neighbouring buildings. The Fitzroy Square Conservation Area will be irreversibly damaged.

A previous planning application was refused in November 2021. The same objections apply. For the reasons outlined above I hope you will refuse this planning application.

Kind regards,
Trisha Taraphder
25E Fitzroy Square
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