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**From:** Ana Oancea [REDACTED]  
**Sent:** 22 August 2024 20:21  
**To:** Planning  
**Subject:** Objection to glebe house no: 2024/3123/P

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I hereby would like to express my objection to the works done on glebe house due to the following reasons:

1. Height of building - 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. Affordable housing - To build an additional storey of this size and magnitude for the provision of just 2 additional penthouses seems totally unjustifiable and is hardly adding to the housing stock. It is not an attempt to build affordable housing nor does it qualify to solve the housing crisis as these proposed new dwellings would be considered luxury dwellings.
3. Adverse effects - This development offers no significant benefit to anyone but the applicant, while the residents of nearby properties will inevitably experience a significant reduction in the value of their homes and a detrimental impact on their quality of life and mental health (suffering months of dust and debris, disruption, access to the Glebe House lift etc)
4. Right to Light - The historical Grade 1 Robert Adam Fitzroy Square is in close proximity and forms part of the Fitzrovia Square Conservation Area. The Western Terrace Grade 2 listed houses sit just behind Fitzroy Mews and the additional height extension will affect their 'right to light, causing extreme loss of sunlight, overshadowing and overlooking. No daylight and sunlight tests were recorded from these houses.
5. Character - 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 the character of a period mews both in height and scale.
6. Heritage - The proposed development is in the heart of the Fitzroy Square Conservation Area, just 19 metres away from the rear windows of the western terrace. A building of no architectural merit should not be dominant. It would dwarf the 3 storey low-rise Fitzroy Mews houses. The size and scale of the proposed development would affect not only the western terraces of Fitzroy Square but also the Robert Adam houses in this conservation area of major historic significance.
7. Longer view - This has not been considered thoroughly: the proposal is also visible from Carburton Street and will be dominant and disproportional in size and character compared with surrounding buildings.
8. Structure - Photos indicate the additional storey proposed is a large bulky structure compared to its neighbour Cleveland Court, almost double 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.

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