

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3123/P	Makiko Ieroy	23/08/2024 17:23:36	INT	<p><b>**Subject: Objection to Planning Application for Single-Storey Roof Extension on Glebe House, Fitzroy Mews**</b></p> <p>Dear Planning Officer,</p> <p>I am writing to formally object to the planning application for the erection of a single-storey roof extension on top of Glebe House, Fitzroy Mews. Owner of flat 3 in Glebe House, I am deeply concerned about the negative impact this development will have on our community, particularly because the residents stand to gain nothing from this construction, while enduring significant disruption and potential loss, all for the sole benefit of the freeholder who seeks to increase the square footage of the property.</p> <ol style="list-style-type: none"> <li> <p><b>**Disruption of Architectural Integrity and Heritage**:</b></p> <p>Fitzroy Mews is a historic area with a distinctive architectural style that contributes to the overall character of the neighbourhood. The proposed roof extension on Glebe House could disrupt the aesthetic cohesion of the street, introducing a modern addition that may not be in keeping with the existing period properties. This alteration risks undermining the historical significance and charm of the Mews, which is a key reason many of us chose to live here.</p> </li> <li> <p><b>**Negative Impact on Local Views and Skyline**:</b></p> <p>The erection of a single-storey roof extension would alter the current skyline of Fitzroy Mews, obstructing views from surrounding properties and changing the visual dynamics of the street. This alteration offers no benefit to existing residents, who will instead suffer from the degradation of the area's aesthetic, while the freeholder alone stands to gain from the increased property value.</p> </li> <li> <p><b>**Loss of Light and Overshadowing**:</b></p> <p>The proposed extension could result in a significant loss of natural light for neighbouring properties. The increased height and mass may cast shadows over adjacent homes, reducing sunlight and negatively affecting the living conditions of residents. The residents themselves receive no compensatory benefit for this, as the increased square footage solely benefits the freeholder.</p> </li> <li> <p><b>**Privacy Concerns**:</b></p> <p>The addition of a roof extension could introduce new windows, terraces, or balconies that overlook nearby properties, leading to a loss of privacy for neighbouring residents. This creates an uncomfortable living environment for us, yet offers no upside to those whose privacy is compromised—only further gains for the freeholder.</p> </li> <li> <p><b>**Noise and Disturbance During Construction**:</b></p> <p>The construction of the roof extension is likely to cause significant noise and disruption in Fitzroy Mews, a quiet and residential area. The residents, who will have to endure this disturbance, will receive no financial gain or benefit from the extension. Instead, they will have to tolerate the inconvenience and disruption, which only serves to increase the property's value for the freeholder.</p> </li> <li> <p><b>**Potential Structural and Safety Risks**:</b></p> <p>The addition of a single-storey roof extension may pose structural risks, especially if the existing building is not adequately equipped to support the extra load. There is also concern that the construction process could damage neighbouring properties or create safety hazards. Again, any potential risk falls on the residents, while</p> </li> </ol>

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the financial benefits accrue solely to the freeholder.

7. **\*\*Overdevelopment and Precedent Setting\*\***:

The proposed extension could be seen as overdevelopment of the site, leading to a cramped and overcrowded appearance that is not in keeping with the character of Fitzroy Mews. Approving this application could set a precedent for similar developments, gradually eroding the unique character of our neighbourhood. Residents would suffer the consequences, while the freeholder continues to benefit from increased square footage.

8. **\*\*Pressure on Local Infrastructure\*\***:

The extension could increase the number of occupants in Glebe House, placing additional pressure on local amenities and infrastructure, such as waste management, parking, and public services. Fitzroy Mews is a narrow and confined area, and any increase in population density could exacerbate existing challenges, negatively impacting residents who gain nothing from this development.

9. **\*\*Impact on Property Values\*\***:

The proposed extension could negatively affect the property values of surrounding homes. Any changes that diminish the aesthetic or practical appeal of Fitzroy Mews could result in a decrease in desirability for prospective buyers, ultimately impacting the investments of current homeowners. Meanwhile, the freeholder gains from increased square footage without any concern for the potential loss to residents. Also by increasing his square footage, this makes it more difficult for the current resident to infranchise the purchase of the freehold interest, again only benefiting the current freeholder.

In conclusion, the proposed single-storey roof extension on Glebe House offers no financial or practical benefit to the residents of Fitzroy Mews, who will instead bear the brunt of disruption, potential loss, and diminished quality of life. The sole beneficiary of this development is the freeholder, who seeks to increase their property's square footage at our expense. I strongly urge the planning committee to reject this application to protect the interests of the residents and preserve the character of our community.

Thank you for considering my objection.

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2024/3123/P	Kitty Edgards-Jones	24/08/2024 14:58:52	OBJ

**Response:**

PLANNING APPLICATION – No: 2024/3123/P

GLEBE HOUSE 15 Fitzroy Mews London W1T 6DP

Erection of a single-storey roof extension to provide 2x new residential (Class C3) units

Camden Planning officer: Daren Zuk Tel: 020 794 4444 x3368

I strongly OBJECT to the proposed development to increase the height (another 1 1/2 storeys) of an already over-scaled building. The additional 6th storey extension would be more prominent than all the neighbouring properties in the area, including neighbouring Cleveland Court.

(NB I believe there are local concerns regarding Camden's decision to grant planning approval for Cleveland Court's height extension which was submitted in Aug 2021).

1. STRUCTURE - Camden Planning dept. considered Glebe House was out of scale in the previous application submitted in June 2021. Even if the height was reduced at Camden's request, in reality it would be impossible to achieve based on the structural report criteria. When structure, cladding, and drainage are taken into account, the height would increase not decrease.

Photos submitted, an arial view in blue and another view from Carburton street, clearly show the additional storey as a huge, bulky structure compared to its neighbour Cleveland Court, almost doubling 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.

2. 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. It would dwarf the 3 storey low-rise Fitzroy Mews houses. As former coach houses of Fitzroy Square they echo the character of a period mews both in height and scale.

3. IMPACT OF THE PROPOSALS & 'RIGHT TO LIGHT' - The proposed development is very close to the rear windows of Fitzroy Square Western terrace and they would suffer loss of daylight and sunlight and overshadowing. The additional height extension would have a massive impact on these houses and the quality of life for those living and working there, which is unacceptable. .

"The assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 1 to 13 Cleveland Court, 4 to 10 Fitzroy Mews, 90B & 100 Cleveland Street, Carlton House and Clifton House" - NO mention of Fitzroy Square or the Georgian houses on Grafton Way.

4. FITZROY SQUARE & WESTERN TERRACE - House No.25 is comprised of 5 residential flats.

My home of 20 years sits directly opposite the proposed development. If this proposal were to go ahead, I will lose all the daylight and sunlight from my living space, I will no longer see the sky and will be overshadowed and overlooked. I have a 'Right to Light'.

The basement and ground floor habitable areas will lose sunlight and daylight, ditto 1st, 2nd and 3rd floors and will suffer from overlooking. The studio flat is in even closer proximity to Glebe House and has roof windows. These will be overlooked including their bathroom/WC. Photographs showing sight lines from habitable living areas are available to support this objection.

5. GLEBE HOUSE RESIDENTS & BUSINESSES - The proposed building works will cause noise dust and

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chaos, interfering adversely with the commercial premises, restaurants (al fresco dining) and businesses immediately below at street level. Ditto all the businesses along Cleveland Street and beyond, not least the Residents living in Glebe House. The two existing residential penthouse flats/terraces designated and designed for Glebe House in 1971, will lose their right to light and loss of sunlight and overshadowing when two new penthouse are built on top, not to mention depreciation of the property value they invested in.

6. LONGER VIEW - This has not been considered thoroughly: the proposal would be visible from the length of Carburton Street and will be dominant and disproportional in size and character compared with surrounding buildings. A building of no architectural merit should allow the surrounding buildings and street scene room to breath rather than dominating them in this conservation area.

BT Tower - iconic 1960's Grade 2 listed building is prominent. A view taken from the upper end of Cleveland Street looking south will partially obliterate this.

7. AFFORDABLE HOUSING - To build an additional storey of this size and magnitude for the provision of just 2 additional penthouses seems totally absurd 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.

8. 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)

#### IN CONCLUSION:

If this development is allowed to go ahead, it will detrimentally impact the quality of life and the mental health of many people locally, with disruption, loss of sunlight in their homes. 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 this planning application should be rejected.

\* Please acknowledge receipt of this letter and inform me of what steps you intend to take in response to my objections.

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3123/P	Joe Davies	25/08/2024 19:04:41	OBJ	<p>Dear Planners,</p> <p>The proposed additional 6th floor extension will increase the height of building that already appears to be out of proportion with the rest of the mews and the adjacent Cleveland Court. If permission is granted the building will be more prominent than all the neighbouring properties and also cause overlooking to my property and terrace,</p> <p>I believe that as well as the over-looking issue my property will be adversely effected due to loss of light and the shadowing caused by the additional floor.</p> <p>My understanding is hat a building of this proposed height would need to have an additional staircase (since Grenfell) and this is not included in the plans. Would this mean that existing flat owners would have to give up part of their properties to accommodate this legal requirement? Surely if this is a legal requirement then the plans should show this.</p> <p>The plans submitted also appear to show an additional floor on the adjacent property at the other end of the mews, Cleveland Court. That extension has not been built and may not be built ,so surely the plans should only show the scale of existing buildings located nearby and not those that are yet to be built.</p> <p>It appears that the architects have missed out certain very important considerations in their application/drawings and for the above reasons as well as many others this application should be refused.</p> <p>Regards, Joe Davies/ William Petrie</p>
2024/3123/P	Janet Al-Utaibi	24/08/2024 15:15:17	OBJ	<p>I am currently living at 25 Fitzroy Square, W1T 6ER. The back of Glebe House is visible from my rear window, towering over the narrow open space behind our building. Two windows already have a direct view into my open plan kitchen/living area – anything erected above those windows will completely block out my sunlight (as well as that of the flat below) and allow even more intrusion into my living quarters. On these grounds alone I believe the application should be rejected.</p> <p>Apart from the irreversible effects of building the extension, I will also have to suffer temporary inconveniences such as noise, dirt and debris while the construction takes place, presumably over several months at least. It is hard to imagine that the construction of this roof extension will do much to alleviate the current housing crisis – clearly the only beneficiaries of this development will be the owners, while those living in the rest of Glebe House will gain nothing, and may well suffer from the disruption.</p> <p>I am also concerned that, given the current appearance of Glebe House, the extension will do nothing to add to the character of the Fitzroy Square Conservation Area and will probably detract from it, as the extension will be visible from Fitzroy Square itself.</p> <p>I am aware that a similar application was made and refused in November 2021. I also understand that objections have been raised to the current application but those who objected received no response to their concerns. This is clearly undemocratic.</p> <p>2024/3123/P Lucina Wright 22/08/2024 12:29:14 OBJ I strongly object to the addition of a single storey r</p>

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2024/3123/P	Jane Ensor	23/08/2024 11:07:19	COMMNT	<p>Sir , It has come to my attention that planning has been applied for Glebe House 15 Fitzroy Mews W1T6DP to which I strongly object .</p> <p>Glebe house which is a 6 th storey building &amp; is proposed will add height of a greatly over scaled property, which has no architectural merit what so ever in a conservation area. It will reduce considerably the right to light to residents on the west side of Fitzroy Sq , ground &amp; basements . this planning is being worked in tandem with Cleveland Court to which I also object ( mail to Patrick Marfleet) . The proposal is of no benefit to the area at all if allowed to go ahead, added to this is the utter distress caused to one &amp; all . Planning was refused in November 21 the objection to both properties still applies . I expect to here from you &amp; your team</p> <p>Jane Ensor resident 69 Grafton Way</p>
2024/3123/P	Dan Friis	23/08/2024 17:51:57	OBJ	<p>Dear Mr Zuk</p> <p>I am writing to express my objection to the application for an additional floor at 15 Fitzroy Mews.</p> <p>The proposed development is not consistent with the architectural character and scale of existing, historically important buildings and, as an owner and resident of Fitzroy Square who very much values the Georgian character of this part of London, I strongly oppose it.</p> <p>The heightening of this already imposing building, resulting in it being taller than all its neighbours, would have a negative impact on the area. Dwarfing the adjoining buildings, and appearing out of place architecturally, it would also overshadow part of the Fitzrovia Square Conservation Area and reduce the sunlight to some of the properties, including my own. My main reception room and bedroom windows face Glebe House and would suffer a significant loss of natural light.</p> <p>I believe a previous, similar application was refused and I sincerely hope that local residents will, once again, be able to rely on the sound judgement of Camden Council in ensuring that this development will not be approved.</p> <p>Yours Dan Friis</p>

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2024/3123/P	Sofia Liszka	24/08/2024 12:23:41	OBJ	<p>As a neighbor opposite the proposed addition to Glebe House, I strongly oppose the application for several reasons.</p> <p>The height addition will further detriment neighbors on Fitzroy Mews and the square in terms of their access to light. The new construction will also interfere and contrast with with the historical character of existing buildings.</p> <p>As my flat windows look directly at Glebe House, I view the height increase as a risk to my own daily access to light: there would be greater periods of shadow on both my flat and increasingly so for my lower-floor neighbors.</p> <p>The rationale that additional units would contribute to housing stock is flawed, in that two new penthouse flats in Central London will not serve affordable housing needs (in terms of price and quantity of addition) and surrounding properties will have adverse effects to the value of their properties, particularly the neighbors in Glebe House.</p> <p>A previous 2021 application for this expansion was refused for similar reasons, and as similar objections raised in 2021 remain valid, a refusal of the planning application does as well.</p>
2024/3123/P	Anne Burgess	23/08/2024 15:32:17	OBJ	<p>We strongly object to the proposal to add a sixth floor to Glebe House to accommodate two new flats. It would result in a roofline significantly higher than those of the surrounding buildings; windows and balconies overlooking a number of them; loss of light to others; permanent loss of amenity for the current penthouses, including overlooking; and all with no compensating improvement or benefit to the surrounding conservation area.</p> <p>We are disappointed that a Construction Management Plan has not been submitted as part of the application. Given the complexity and length of the proposed works on a difficult site, and the inevitable high impact on residents and neighbours, we feel that this would almost certainly have raised further compelling objections.</p> <p>Of particular concern is how the lift replacement would be handled as some residents are entirely dependent on it for access to and from their homes.</p> <p>Should the application be approved however we ask that conditions be included to limit working hours to no longer than 08:00 to 17:00 on weekdays; to minimise disruption from dirt and noise; to maintain 24-hour access to the mews for vehicles and pedestrians; and to require any damage caused to the existing building during construction, as assessed by an independent expert, to be made good at the time or, where that is not possible, as soon as it is complete.</p> <p>Anne and Rod Burgess</p>

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2024/3123/P	Manon Madoc-Jones	23/08/2024 15:12:35	OBJ	<p>We work in an office on Fitzroy Square that backs onto where the extension would be built and strongly object to the proposed work. It would be highly obstructive to our working day, we host meetings Monday to Friday which would be disturbed by the construction. It will have a detrimental impact on our staff working in the office, especially due to the noise, debris and mess caused. We have several skylights, as well as back windows, which will be impacted by the debris. We will end up having to pay for additional cleaning in order to maintain a professional office. The only person who will benefit from this construction is the applicant; none of the residents or workers in the vicinity of Glebe House have been considered. As well as this, the fact that this construction will only result in 2 penthouses is unjustifiable. In no way does it help solve the housing crisis. The proposed work will be an eye sore; it is bulky and will have a detrimental impact on the skyline as it will stand out amongst smaller buildings that have historical significance. They will be totally overshadowed and lose their value and significance.</p>
2024/3123/P	Marcello Bernardi	23/08/2024 10:51:11	OBJ	<p>Pretty disgusted to see that that this application keeps on returning its ugly head to haunt us residents - and that we have to go through the same sustained anxiety and unease as the owner tries to make a quick buck. We hear that another dwelling was approved nearby which makes it even more disturbing considering that adjacent to this property there are a number of residential dwellings. This is an incredible historically significant area, please do not approve this nonsense which has no value or benefit to the community.</p> <p>The additional 6th storey increases the height of an already over-scaled, ugly building. Not only does this allow a direct line of sight into our bedroom and bathrooms, it will literally permanently block out the sun to our flat. I've traced the sun from 12 noon at various points in the year to confirm this and it would be terribly upsetting if this happened. I do feel we have a right to light especially due to the buildings proximity to the Fitzrovia Square Conservation Area. Extreme loss of sunlight, overshadowing and overlooking will be a given.</p> <p>It is a total loss of our privacy.</p> <p>No sun or daylight tests have been carried out at the surrounding buildings which face Glebe House (to my knowledge). The owner has attached multiple bright white lights to the rear of the building which are on 24/7 and actually contribute to a significant and sustained amount of light pollution in the evening which we are already enduring at night.</p> <p>If this development is allowed to go ahead, the proposals will detrimentally impact the quality of life and the mental health of many people locally. Some are in tears when they talk about it and I'm not even overstating this. I mean, really? How is this even allowed to be entertained? The area which I know and love will be irreversibly damaged and it's character and charm impacted considerably with city-like dwellings. I'm not even sure that building can take another storey, it's been botched and changed on a number of occasions already with cheap ugly extensions and additions. Leave it and us alone!</p> <p>Kind regards, Marcello</p>



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2024/3123/P	Tom Croft	23/08/2024 16:11:33	OBJ	<p>Fitzroy Square Grade 1 &amp; 2* listed houses, particularly the western terrace, will be adversely affected by overlooking, loss of daylight and sunlight from their basements to 1st floor levels.</p> <p>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.</p> <p>If this development is allowed to go ahead, these proposals will potentially alter the quality of life for many people. No 25 Fitzroy Square is even noted on the applicants plans showing sight lines from the newly proposed roof height of the development, claiming they do not affect houses on the western side of Fitzroy Square. Without doubt they do, these are inaccurate assumptions and will adversely affect a number of the residential flats with loss of light and overlooking.</p> <p>The Fitzroy mews houses adjoining the rear of Fitzroy Square western terrace in this quiet narrow cobbled street will also be adversely affected, not only by loss of light but the scale and proportion of the proposed development will be overwhelming.</p> <p>I strongly object to these proposals.</p>

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2024/3123/P	David Leroy	23/08/2024 17:07:20	INT	<p><b>**Subject: Objection to Planning Application for Single-Storey Roof Extension on Glebe House, Fitzroy Mews**</b></p> <p>Dear Planning Officer,</p> <p>I am writing to express my strong objection to the planning application for the erection of a single-storey roof extension on top of Glebe House, Fitzroy Mews. As a concerned local resident, I believe that this development could have several detrimental impacts on the surrounding area for the following reasons:</p> <ol style="list-style-type: none"> <li> <p><b>**Disruption of Architectural Integrity and Heritage**:</b></p> <p>Fitzroy Mews is a historic area with a distinctive architectural style that contributes to the overall character of the neighbourhood. The proposed roof extension on Glebe House could disrupt the aesthetic cohesion of the street, as it introduces a modern addition that may not be in keeping with the existing period properties. This alteration could undermine the historical significance and charm of the Mews, which is valued by residents and visitors alike.</p> </li> <li> <p><b>**Negative Impact on Local Views and Skyline**:</b></p> <p>The erection of a single-storey roof extension would alter the current skyline of Fitzroy Mews. The proposed height increase could obstruct views from surrounding properties and change the visual dynamics of the street. This could detract from the overall experience of the area, which is appreciated for its low-rise, harmonious design.</p> </li> <li> <p><b>**Loss of Light and Overshadowing**:</b></p> <p>A roof extension on Glebe House could lead to a significant loss of natural light for neighbouring properties, particularly those in close proximity to the site. The increased height and mass of the extension may cast shadows over adjacent homes and communal spaces, reducing sunlight and negatively impacting the living conditions of current residents.</p> </li> <li> <p><b>**Privacy Concerns**:</b></p> <p>The addition of a roof extension could introduce new windows, terraces, or balconies that overlook nearby properties, leading to a loss of privacy for neighbouring residents. This could create an uncomfortable living environment, particularly for those whose homes and gardens are directly adjacent to Glebe House.</p> </li> <li> <p><b>**Noise and Disturbance During Construction**:</b></p> <p>The construction of the roof extension is likely to cause significant noise and disturbance in Fitzroy Mews, which is a relatively quiet and residential area. The construction process could involve heavy machinery, loud equipment, and increased traffic, all of which would disrupt the peace and daily routines of local residents.</p> </li> <li> <p><b>**Potential Structural and Safety Risks**:</b></p> <p>Adding a single-storey roof extension to Glebe House may pose structural risks, particularly if the existing building is not adequately equipped to support the additional load. There is also a concern that the construction process could cause damage to neighbouring properties or create safety hazards if not properly managed.</p> </li> <li> <p><b>**Overdevelopment and Precedent Setting**:</b></p> <p>The proposal to add a roof extension to Glebe House could be seen as overdevelopment of the site, leading</p> </li> </ol>

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to a cramped and overcrowded appearance that is not in keeping with the character of Fitzroy Mews. Approving this application could set a precedent for similar developments in the area, leading to further erosion of the neighbourhood's character and the gradual loss of its unique appeal.

8. **\*\*Pressure on Local Infrastructure\*\***:

The extension could potentially increase the number of occupants in Glebe House, thereby placing additional pressure on local amenities and infrastructure, such as waste management, parking, and public services. Fitzroy Mews is a narrow and confined area, and any increase in population density could exacerbate existing challenges.

9. **\*\*Impact on Property Values\*\***:

The proposed extension could negatively affect the property values in the surrounding area. Any changes that diminish the aesthetic or practical appeal of Fitzroy Mews could result in a decrease in desirability for prospective buyers, ultimately impacting the investment of current homeowners.

In conclusion, the proposed single-storey roof extension on Glebe House poses several significant concerns related to the disruption of architectural integrity, loss of light and privacy, increased noise, potential safety risks, and overall negative impact on the character of Fitzroy Mews. I strongly urge the planning committee to reject this application in order to preserve the unique character and quality of life in our community.

Thank you for considering my objection.

Yours faithfully,

David Leroy

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2024/3123/P	Alison Chiu	23/08/2024 17:23:38	OBJ	<p>I have been made aware of an application for a development at the above address which will have a significant detrimental effect on the area.</p> <p>As a Camden borough resident and member of the Georgian Group, that exists to protect the country's Georgian heritage, I was appalled to hear of this proposal. Rather appropriately, the Georgian Group has its headquarters in Fitzroy Square, which must be one of the most architecturally important squares in the capital.</p> <p>The addition of the proposed roof extension, to this neighbouring building that is already the tallest in Cleveland Street, will result in it changing the skyline and dwarfing three-storey Fitzroy Mews houses, while being of no architectural merit. The only individuals who would benefit from this development are the owner of the property and residents of the proposed new penthouses. It would have a significant adverse effect on neighbouring properties, depriving many occupants of light that they currently enjoy, and the narrow, cobbled street below would also be adversely affected by loss of light. And there would be no societal benefit whatsoever by creative two unaffordable new dwellings.</p> <p>I feel passionate about the preservation of London's historically important landmarks, such as the Fitzroy Square Conservation Area, and feel there is no justification for approving a private application such as this one, that would bring nothing positive to the vicinity and would have a significant negative impact on the aesthetic of the area.</p>
2024/3123/P	Egeholt Property Management	23/08/2024 17:28:52	OBJ	<p>On behalf of the management company for 33 Fitzroy Square, I hereby oppose the above detailed application, on the following grounds.</p> <p>The historical Grade 1 listed, Fitzroy Square is Robert Adam's largest and most important remaining London architectural masterpiece. The area forms part of the Fitzrovia Square Conservation Area and the area's character should be preserved at all costs. It is an important part of the capital's heritage, of which Camden Council are custodians in whom its residents put their trust.</p> <p>This development would not only alter the aesthetic and not be in keeping with the style of local heritage architecture, but the neighbouring Grade 2 listed western terrace houses would be severely impacted by the overbearing nature of this build and the resulting loss of light.</p> <p>We believe the architects' images submitted to Council do not accurately depict this proposed development. With the inclusion of the mansard roof to support the additional floor, the projecting external structures that would be required, and the vertical extension of the stair and lift core, we believe the necessary scale of this development will result in Glebe House dominating the skyline.</p> <p>Furthermore, this project would be of no benefit at all to local residents, and would very likely cause distress to those living close to Glebe House, both during the extensive building works, and on their completion, with their sunlight reduced.</p> <p>We trust that Camden Council will reject this application.</p>

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2024/3123/P	B.Franchi	23/08/2024 22:57:28	OBJ	<p>As residents of Glebe House, both my wife and I most strongly object to the proposed single-story roof extension.</p> <p>The extension, in the form of 2 penthouse flats, brings no housing benefit to London's housing crisis, nor does it bring any additional benefit to the existing residents. Is there really a lack of such property in the area ?</p> <p>It will however bring many months of severe disruption to Glebe House residents as well as those in the Mews, Cleveland Court, the commercial businesses and the buildings facing Glebe House. Access to the narrow mews is quite restrictive and we are worried about access for emergency vehicles during construction. I am particularly concerned about lack of lift access, as given our ages (90+), we cannot use the stairs. Will the freeholder pay for us to be put up in a hotel for the duration at his expense ?</p> <p>Will the existing penthouses be compensated for subsequent loss of value and the impact to their terraces ?</p> <p>As stated, Fitzroy Mews is narrow, any increased height will only further reduce light in the Mews destroying it's character. Glebe House will be totally out of scale with its surrounding buildings and overly imposing. We cannot see any other benefit except a financial one for the freeholder.</p>
2024/3123/P	Mark Pilkington	24/08/2024 06:18:44	OBJ	<p>I would like to object to this planning application on the following grounds. The proposed development</p> <ol style="list-style-type: none"> <li>1. is likely to have an adverse effect on the skyline, the appearance of the building or the surrounding street scene.</li> <li>2. does not fully consider the character of its site, the prevailing pattern of the surrounding development and the impact on existing rhythms, symmetries and uniformities in the townscape</li> <li>3. undermines any existing uniformity of the street and ignores the patterns or groupings of buildings</li> <li>4. would further exacerbate the towering effect over adjacent buildings and does not respect the relationship between the height of the buildings in the mews and the historic houses.</li> <li>5. would overlook the residential bedroom, living room, kitchen and bathroom windows, and roof terraces, of houses on Fitzroy Mews. This overlooking would impact on the quality of life of occupiers and cause harm to their visual privacy.</li> <li>6. would not avoid harmful effects on the amenity of existing and future occupiers of nearby properties</li> <li>7. would have an overbearing and/or dominating effect that is detrimental to the enjoyment of properties of adjoining residential occupiers</li> <li>8. would impact on the daylight of houses on Fitzroy Mews, which are single aspect looking onto the rear of the proposed development.</li> </ol> <p>If planning permission is granted, we would ask for the following considerations during construction</p> <ol style="list-style-type: none"> <li>1. the constructors agree to abide by the Considerate Constructors Scheme</li> <li>2. Camden Highways Department confirm that vehicular access to houses and garages be maintained 24/7 during construction, and that the entrance to Fitzroy Mews from Cleveland Street is not blocked.</li> </ol>