

Flat 8, Cleveland Court
86-90 Cleveland Street
London WE1 6NH

FAO Camden Planning officer: Daren Zuk
The London Borough of Camden
London

23rd August 2024

Dear Mr Zuk

**Re: Objection to Planning Application – No: 2024/3123/P
Glebe House 15 Fitzroy Mews London W1T 6DP - Erection of a single-storey roof extension**

I am writing to submit my strong objection to the above planning application. My reasons for objecting include the following:

- Building Height – adding a 6th storey extension will increase the height of an already tall building. This would make the building look out of character with the style of the street and would make it more prominent than all the properties in the area, including neighbouring Cleveland Court.
- 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. Equally the Fitzroy Mews houses, adjoining the rear of Fitzroy Square Western Terrace, would be also be badly affected by loss of light.
- Adverse Effects - 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.
- Local Character - the scale and proportion of the proposed development will be overwhelming and completely out of character with the former coach houses in the cobbled Fitzroy Mews.
- Conservation Area - the proposed development is in the heart of the Fitzroy Square Conservation Area. It will be dominant and disproportional in size and totally out of keeping with the look and feel of other properties in the vicinity.

On Wednesday evening I attended a meeting of about 15 local residents who were all very upset about this application and the damage it would do to their living conditions and the local ambience if it were to go ahead. This is just one evidence of the strong feelings of objection to this proposal amongst the neighbours.

A previous planning application was refused in November 2021. The same objections apply and the application should once again be rejected.

On a related matter, I was very surprised that the application for the extension at Cleveland Court went through without the residents being made aware!

Kind regards



Jennifer Stephens