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**From:** conor cassidy [REDACTED]  
**Sent:** 23 August 2024 18:10  
**To:** Planning  
**Subject:** Objection to Planning Application - Ref 204/3123/P

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Reference Planning Application No. 2024/3123/P

For the Attention of: Daren Zuk

I want to raise concerns about the proposed single storey roof extension at Glebe House, Fitzroy Mews. The proposed extension has a major impact on the outlook, privacy and light throughout my property at 1 Fitzroy Mews. It is also detrimental to the character of the surrounding conservation area, and development works will disrupt the local residents.

Impact on privacy and light

Given the limited access to light in the mews this issue should be treated with the utmost concern by the planners.

1. Buildings on the north side of Fitzroy Mews are south facing and the proposed development is in the direct line of sight to the sun from the front of these properties. The development will significantly reduce the light reaching these properties.
  - a. These properties were not included in the Sunlight and Daylight analysis report provided by the applicant.
2. The proposed development is visible from to all south facing windows in my property. The balconies on the proposed development will overlook these windows impacting my privacy.

Impact on heritage and urban character

3. The property is not in keeping with the character of the conservation area, and this is exacerbated by the poor maintenance of the façade. The building is the already tallest and bulkiest in the vicinity, increasing its scale would draw further attention to it. The building will be clearly visible in sightlines up and down Cleveland St, Carburton St and Fitzroy Mews.
4. From the Fitzroy Mews side (within the conservation area and very close to the Grade I and II listed Fitzroy Sq) this building is already much larger and more imposing than its direct neighbour Cleveland Court which has a thinner profile and is angled away from the mews allowing more light to reach the properties on the south of Fitzroy Mews. Given Glebe House already has a disproportionate impact on light to the north side of the mews any development which has a further detrimental impact should not be allowed.

Impact on local residents

5. The noise and pollution resulting from a large scale development will have a significant impact on the mental and physical health of local residents, many of whom work from home on a regular basis.
6. Fitzroy Mews is a narrow street. Any large scale development which uses the street will restrict access for emergency vehicles, deliveries and vehicles required for maintenance of local properties.
7. Large machinery used in the construction will need to be parked on Cleveland Street which will cause access issues for a much wider group of residents on the adjacent streets. The

new dining terraces on Cleveland St which restrict access to the east pavement could mean road closures are the only way to accommodate large machinery.