

Application No:	Consultees Name:	Received:	Comment:	Response:
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 & 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>**Subject: Objection to Planning Application for Single-Storey Roof Extension on Glebe House, Fitzroy Mews**</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"> <p>**Disruption of Architectural Integrity and Heritage**:</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> <p>**Negative Impact on Local Views and Skyline**:</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> <p>**Loss of Light and Overshadowing**:</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> <p>**Privacy Concerns**:</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> <p>**Noise and Disturbance During Construction**:</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> <p>**Potential Structural and Safety Risks**:</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> <p>**Overdevelopment and Precedent Setting**:</p> <p>The proposal to add a roof extension to Glebe House could be seen as overdevelopment of the site, leading</p>

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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"> 1. is likely to have an adverse effect on the skyline, the appearance of the building or the surrounding street scene. 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 3. undermines any existing uniformity of the street and ignores the patterns or groupings of buildings 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. 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. 6. would not avoid harmful effects on the amenity of existing and future occupiers of nearby properties 7. would have an overbearing and/or dominating effect that is detrimental to the enjoyment of properties of adjoining residential occupiers 8. would impact on the daylight of houses on Fitzroy Mews, which are single aspect looking onto the rear of the proposed development. <p>If planning permission is granted, we would ask for the following considerations during construction</p> <ol style="list-style-type: none"> 1. the constructors agree to abide by the Considerate Constructors Scheme 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.