

Charlotte Street Association

email:

**Development Management,
Regeneration & Planning,**
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

30th October 2024

For the attention of Ben Greene, Case Officer/Planning Officer.

By email to: _____ **and**

Dear Ben Greene,

**Re: 41 Whitfield Street, W1T 2SG:
Planning application: ref. 2024/3976/P**

I am writing on behalf of the Charlotte Street Association, concerning the above planning application. We wish to object to this planning application for the reasons set out below.

The application:

- (a). Camden's Planning website, describes the application as being for "Proposed First Floor extension, new glazing rooflight, and alteration to rear, with associated internal works".
- (b). But the applicant's documents and drawings do not refer to, or show, a proposed First Floor extension etc.
Instead, the documents and drawings appear to involve the demolition of the existing pitched roof, and replacing it with a new flat roof.

The applicant on the Application Form also says that the proposal is for a "New roof and roof structure", and "Demolition of the existing roof and ceiling is required to achieve the extent of the proposed work".

Proposed demolition of existing pitched roof, and replaced with new flat roof:

We wish to strongly object to the proposal to demolish the existing pitched roof and to replace it with a new flat roof.

We think that a flat roof is inappropriate architecturally for this building, a building in the Conservation Area.

No. 41 Whitfield is a Positive Contributor. No. 41 is joined to 1 Scala Street, which is a Listed Building with a pitched roof, on its southern party wall; and formed part of the Toy Museum, which closed last year. On its northern party wall, is the Hope Pub (corner of Whitfield Street and Tottenham Street) which has the same type of pitched roof as No. 41.

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Re: 41 Whitfield Street, W1T 2SG: ref. 2024/3976/P - *continued*:

In the Design & Access Statement, the applicant says that the existing roof does not provide access to the top of the building for maintenance and repairs; and gives this as the reason to replace the existing pitched roof with a new flat roof.

An aerial photograph appears to show an access hatch in the western pitch of the existing roof; and thus, existing access is possible. Even if there was not an existing hatch, and new access hatch could be installed in the pitch of the existing pitched roof.

In order to gain access to the roof for maintenance etc, we think it is completely wrong to use this as the reason for replacing the pitched roof with a flat roof. As we say above, an access hatch could be installed in the pitch of the existing roof.

The applicant also refers, in general terms, to “..... the passage of time has taken its toll on the roof structure “ and “ ... is now in need of a new refurbishment.”

The application does not provide a proper detailed report on the state of the existing roof structure, and thus it is difficult to judge if the existing roof structure could be repaired and/or needs to be replaced. Even if the roof structure needs to be replaced, then it should be a pitched roof, to match the existing.

Even though we think that a flat roof in this instance is not appropriate for architectural design reasons, it should be said flat roofs themselves also have maintenance issues.

Re: Proposed flat roof:

Even if a flat roof were to be allowed, we would be particularly concerned at its possible use as a terrace, especially as this a commercial building. There is much residential in the immediate vicinity, including opposite

- in Whitfield Street (both private and social housing);
- neighbouring buildings in Tottenham Street; and
- in Scala Street.

In such circumstances, there would be the need for a strict condition that access to the flat roof is for maintenance purposes only.

Conclusions:

For the above reasons, we are strongly opposed to the proposed new flat roof. The existing pitched roof should be repaired. Or, if it really needs to be replaced, then it should be replaced with a pitched roof to match the existing. Access roof hatch(es) can easily be installed in the existing, or in a new pitched roof.

Yours sincerely,

Clive Henderson,
On behalf of Charlotte Street Association.