

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2812/P	K Jones	25 fitzroy square W1T 6ER	07/05/2014 18:44:18	OBJNOT	<p>I wish to oppose the above application for the creation of a roof terrace over part of the existing flat roof with stair enclosure and privacy screen to the rear.</p> <p>NOISE . Any open space on a flat roof will no doubt contribute to noise levels which are unacceptable in a residential and conservation area (even a conversation between 2 parties is clearly audible), voices/music reverberate in a closed Mews environment and act as an echo chamber. Any external amenity space will create a noise impact.</p> <p>PRIVACY. There is also an overlooking privacy issue and the privacy screen will be seen by other houses.</p> <p>Several years ago an appeal for a flat roof extension on Fitzroy Mews was dismissed on these grounds. ‘The use of roof terraces would be likely to result in a loss of visual privacy and lead to a disturbance for the occupiers of nearby residential premises’.</p> <p>‘Reasons for Decision’ ...“Each residential property in Fitzroy Square would experience varying degrees of overlooking and loss of privacy from very close quarters” .</p> <p>ADDITIONAL HEIGHT *n Mo. The 1.8metre new build/structure enclosing the staircase is increasing the overall height of the building. From the elevation drawing it appears that the additional structure is cutting across the view of the rear window in Conway Street and will be visible from there.</p> <p>My concern is that it could set the precedence for any of the Mews houses wishing to create a similar roof terrace in the future. It will compromise the historical setting &amp; outlook of the surrounding Grade 2 listed properties.</p> <p>NB ‘FITZROY SQUARE CONSERVATION APPROVAL AND MANAGEMENT STATEMENT’ named as ‘Fitzroy Conservation Area’.</p> <p>This policy document seeks to protect the distinct character and special nature of this important area by designating it within its own boundary:</p> <p>“Fitzrovia Square Conservation Area is a place of architectural and historical interest – even the smallest change can have an adverse effect on the area.”</p>