

Charlotte Street Association

Dear Jenna Litherland,

Ref: 11-13 Goodge Street W1 – 2013/6455/P and 6456/P

We wish to make strong objection to this proposal on the following grounds –

1.0 **Use.** The proposed changes of use are contrary to policy The authorised uses are –

No11 Ground floor and basement – A1 shop
Upper floors – B1 business

The upper floors have been unused since the staircase from the ground to the first floor was removed without the benefit of planning consent. Our Association brought that to the Council's attention at the time but typically no enforcement action was taken. This does not change the authorised use. These premises are ideally suited as accommodation for SMEs- a use which both DP13 and FAAP seek to protect.

Self-evidently in this case there can have been no attempt to let the premises. In these circumstances the applicants should certainly not be rewarded with an immensely valuable permission for a change of use contrary to policy.

No 13 Ground floor and basement – A1 shop
Upper floors – C3 residential

The upper floors comprise a single family unit and its loss and replacement by smaller units is contrary to DP2.24 with the specific reference to Bloomsbury Ward and FAAP Principle 4.

2.0 **Design.** Both buildings are identified as positive contributors to the Conservation Area.

No 13 is identified in the Survey of London as an original 18th century house subsequently rendered (certainly much earlier than post-war) and the interior retains its original room arrangement. The window apertures of No 11 match those of No 13.

There is no justification for the demolition of these houses. No 13 can be refurbished and No 11 requires little change to make it suitable for business use. It would greatly enhance the Conservation Area if in the case of No 13 the rendering was removed and the brick façade reinstated.

Even were the Council minded to allow demolition the proposed replacement building would neither protect nor enhance the Conservation Area. The poor badly

proportioned pastiche with its incorrectly sized window heights, string course and oversized shop fascias would be damaging to the character of the area.

- 3.0 **Amenity.** The proposal involves gross over-development at the back with resultant problems of overlooking, noise nuisance, light pollution and loss of privacy to the detriment of residential amenity to surrounding buildings in Goodge and Whitfield Streets.
- 4.0 **Affordable Housing.** The scheme is linked with development at 1-7 Goodge Street and 61-63 Tottenham Court Road. The two schemes will add eleven units and therefore trigger off a requirement for an affordable housing contribution.

We believe the scheme raises a number of important policy issues to warrant decision by DC Committee rather than under delegated powers.

Best Wishes

Max Neufeld

For CSA