

TIM STURGIS

AA Dip, AA Dip(Cons), RIBA

33 Warren Street
London W1T 5NQ

Ms Jenner Litherland
Camden Planning Dept. 6th Floor.
Camden Town Hall
Argyle Street
London WC1H 8EQ

Dear Sir/Madam

2A Conway Street W1T 6BA

I have inspected the plans submitted, also the application, and I know both the area and the building well. I would like to support this application.

There are two aspects to this proposal; first, the addition of a small rooftop extension for residential use, which includes a change of use of the existing second floor from commercial to residential; and secondly, the question of building form and aesthetic considerations. The applicant has used the building for a number of years as a gallery, selling pictures and other art objects. She has found that the second floor accommodation is of only marginal benefit to this use, difficult to justify financially, and that some residential accommodation would be a far better use both for the operation of the Gallery and for use of this space. On its own, this floor is too small for an acceptable residence, but with the addition of a third floor extension, a good quality maisonette could be provided. This could be used either in association with the Gallery, for visiting artists for instance who are currently put up by the Gallery in local hotels, or let independently for a local resident. A new residential unit in this position would be a benefit both to the area, and a better use of the existing building.

The streetscape on the East side of Conway Street, South of Fitzroy Square, is very varied, both in date, style, and of varying building heights. The proposal tries to better the present look of this street, by relating the roof height of 2A to the higher roof height of the adjoining pub. At the same time, by making the new rooftop extension of contrasting materials, it retains the impact of the present façade of this building. There would not seem to be any problem of over-looking for this proposal, and the applicant is likely to put plants on the terraces around the roof extension as she has elsewhere at this property. The proposal would therefore improve the existing building forms and relationships. This would make this particular piece of townscape much better, and would therefore be of benefit to this part of Fitzrovia.

Therefore, both for building use and for aesthetic reasons, I would support this application.

20 Camden
FINANCE
17 FEB 2014
POST MAIL ROOM