

Charlotte Street Association

39 Tottenham Street
London W1T 4RX

Development Control,
Planning Services,
London Borough of Camden,
Camden Town Hall, Argyle Street,
London WC1H 8ND.

For the attention of Miheer Mehta, Planning Officer.

By email to: planning@camden.gov.uk

2nd January 2014: **Note: This letter is further to our letter dated 26th December 2013**

Dear Miheer Mehta,

Re: refs. 2013/7034/P and 2013/7765/L: 28 Tottenham Street, London W1T 4RH:

Erection of 3-storey rear extension with rooflight; demolition of existing external wc;
replacement of front lightwell grill with glass; creation of flats; etc.

Following our objection letter dated 26th December 2013, we have since been able to speak to the previous long-term tenant (Fiona Green) of the residential unit of these premises. Our objections still stand, but we wish to add the following:

(a). Single family house residential:

As in our earlier letter, there is strong objection to the proposed residential mix, which should be retained as a single family house.

In our previous letter, we strongly queried the applicant's statement that the existing residential consists of residential studios at 1st, 2nd and 3rd Floor respectively.

The previous long-term tenant (Fiona Green) has now confirmed to us that she lived there for fifty years from 1962 until June 2012, with her family bringing up her children there. The 1st, 2nd and 3rd Floors together with the Basement were rented as a single family house. This included the rear external yard and outside toilet. She also told us that this single family unit had been let, to her knowledge, as a single family unit since at least 1960. The single-family house unit was, and still is, a self-contained with its own street door & entrance corridor at Ground Floor, together with the staircase serving all floors.

Initially, they had to use the outside toilet in the rear yard (which was still not unusual in Fitzrovia in the 1960s/70s also for other residential properties), because there was no internal toilet/bathroom at that time in the house. She told me that the separate retail unit on the Ground Floor did not have access to this external WC, but she later allowed them use of it.

Re: ref. 2013/7034/P & 2013/7765/L: 28 Tottenham Street, W1 - *continued*;

(b). Rear yard:

In para (b) of our earlier 26/12/2013 letter, we refer to the high brick wall enclosing the rear yard, as shown in the 1974 photograph in the Application.

Fiona Green has told us that this wall was demolished (by others, presumably the landlord/owner) in the 1980s, apparently without permission. As a Listed Building, if this wall was demolished without Listed Building Consent, enforcement action should be taken.

From the photograph in the Application, the brickwork of this enclosing wall would appear to be old, and thus likely to be original brickwork matching the house.

(c). Existing architectural/building elements:

With reference to our concern about no information in the application about retaining and/or refurbishing existing architectural/building features, we wish to submit some photographs of the interiors, which I took by chance in 2012 just before the previous long-term tenant left. We will email these photos to you under a separate email.

(d). Applicant's Plans of the Existing:

The location of the existing Bathroom and existing Kitchen, respectively, as shown on the applicant's Existing Floor Plans might be incorrect:

(1). the 1st Floor Plan: shows existing bathroom in rear room;

(2). the 2nd Floor Plan: shows (kitchen) worktops in rear room.

From my recollection of visiting Fiona Green in her home at No. 28 in June 2012 (just before she left), my recollection is that the location of the Bathroom and Kitchen are, respectively, the other way round: i.e. the existing Kitchen is on 1st Floor (rear room); and the existing Bathroom is on 2nd Floor (rear room).

Yours sincerely,

Clive Henderson,
Committee Member,
On behalf of Charlotte Street Association.

Copy: CSA Committee.
Cllr Adam Harrison.