

Charlotte Street Association

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

For the attention of Tania Skelli-Yaoz, Planning Officer.

By email to: planning@camden.gov.uk

13th October 2014

Dear Tania Skelli-Yaoz,

Re: reference 2013/8158/P: 27-29 Whitfield Street, London W1:

Although some contextual drawings (elevations) have recently been put on Camden's planning website, the information is still inadequate, and in particular with respect to the proposed 3rd Floor Extension. There is no section/elevation showing the proposed build-up of the party wall as viewed from the existing terrace of No. 1 Colville Place. Also, there is no cross-section between the two properties, particularly to show the differences in levels between the existing at No. 1 Colville Place and the proposed at 27-29 Whitfield Street.

As you will appreciate from my recent email of 9th October 2014, I know that Max Neufeld has recently received a Plan drawing (proposed 3rd Floor) in the post from you, that shows the relationship between the proposed extension and the existing building at 1 Colville Place, although I had not seen it myself. This amended Plan drawing is still not on Camden's website, but I have now seen Max Neufeld's copy.

In the circumstances, we are responding to the available information and our Association wishes to further object on the following grounds. This follows on from our earlier letter of 20th March 2014.

1. Proposed 4th Floor terrace:

Our objection, previously made in respect of this terrace (referred to in section 1 of our letter, as "on top of new 3rd Floor extension") as causing serious over-looking, still stands. We feel that the amended proposal to now set back the balustrade by 500mm does not overcome the serious problem of overlooking and the consequent loss of privacy, which will still most directly affect No. 1 Colville Place, but also Nos. 2 and 3.

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2. 3rd Floor extension:

The most unacceptable feature of the proposal relates to the proposed 3rd Floor extension. The recent contextual 3rd Floor Plan shows that this proposed 3rd Floor extension will significantly project in front of the existing facade of the 3rd Floor terrace next door at No. 1 Colville Place. Not only will it project beyond (by 600mm), but it will rise 3 metres in height above the existing boundary/terrace wall, and by a total of 4.5 metres above the existing terrace level of No. 1 Colville Place.

As we point out at the beginning of our letter, there is no elevation drawing of the boundary party wall to show the implications for the existing Listed Building at No. 1 Colville Place. Without such a drawing, it is difficult to fully appreciate the bulk and thus serious impact these proposals will have, not only on the setting of the Listed Building, but also on the amenity of the existing residential terrace.

In the absence of such a drawing, we have produced two sketch drawings, showing “before” and “after”, to illustrate this impact:

- (a). existing view of the boundary/party wall, as viewed from the existing terrace at 1 Colville Place.
- (b). view showing the implication of the proposals, as viewed from the existing terrace at 1 Colville Place.

Please see our attached sketch drawings.

The result would be that the Listed Building would be overwhelmed and over-shadowed by this proposed extension, to the serious detriment of the Listed Building. We strongly object to this excessive and bulky extension. Furthermore, this would result in a serious loss of amenity in terms of feel/ambiance and outlook from No. 1 Colville Place’s terrace.

Also, we think that the boundary wall of the proposed 3rd floor terrace itself would need to be built up even further to prevent overlooking and to provide privacy to the terrace at 1 Colville Place, which will add a further significant increase in height of the party wall between the terraces (not shown on any drawing).

3. Colville Place elevation:

Although the proposed rendering of the whole facade overcomes the previous problem of the enlarged window openings being cut into the existing rendering/brick design, our objection to the greatly increased size of the windows and their re-locations much closer to No. 1 Colville Place still stands. The resulting material change to the “solid to void” relationship and the loss of the strong vertical separation between the buildings are, we believe, detrimental to the setting of the Listed Building.

4. Air-conditioning Plant:

We understand that a report by an independent consultant has been submitted which shows that the installation as proposed will not meet Camden’s noise standards, and will cause serious noise nuisance, which confirms the fears we expressed in our letter of 20th March 2014; and is contrary to Camden’s policies.

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Re: reference 2013/8158/P: 27-29 Whitfield Street, London W1 - *continued:*

We urge that this proposal is refused.

Yours sincerely,

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

Enclosed: CSA's sketch drawings re. boundary/party wall views, ("before" and "after").

Copy: Hannah Walker, Conservation Officer, Camden.
CSA Committee.