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RECEIVED
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Tania Skelli Yaoz

Camden Council

Planning Department

Development Control

5 St Pancras Square *N1C 4AG*

London N1C 4AG

By email and post

Your Reference 2013/8158/P

26/10/14

Dear Tania Skelli Yaoz

Re: Cyclone House, 27/29 Whitfield Street London W1T 2SE

I have recently become aware that a planning application has been lodged for remodeling the facade of this property and also extending it by one floor as well as making roof terraces at the third and forth floors.

I am writing as I made the submission to English Heritage to have no 1 Colville Place the immediate neighbour to Cyclone House, listed, and based on the evidence provided and site visit English Heritage indeed did list 1 Colville Place Grade II.

The current scheme will in my opinion seriously damage the setting and quality of 1 Colville Place. The altered fenestration is very jarring and follows no proportion to the adjacent window openings of no 1 nor the remainder of Colville Place. There is no hierarchy in the size of the proposed windows and their vertical form as compared to the current horizontal window character is very unsatisfactory. In addition the openings have been brought much closer to the party wall between 1 Colville Place and Cyclone House which makes for a very poorly proportioned rendered panel between the brick face of 1 Colville Place and the new windows proposed to Cyclone House.

The proposal to render the facade especially on the Colville Place elevation is very out of character of the whole Colville Place terrace; the current brickwork is not that attractive but it is much better than what is being proposed.

The roof terrace at 3rd floor level will clearly cause overlooking problems with no 1 Colville Place and the drawings submitted fail to make clear that the party wall or boundary wall between the two properties will be raised considerably (my estimation by at least 1.5 m) and this will be very visible and visually discordant. The proposal to add a further floor is most regrettable as it will be very visible, especially when clad with white render when viewing the Colville terrace from Whitfield Street opposite. Moreover the roof terrace at 4th floor level will be highly intrusive and seriously adversely affect the

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privacy of the roof terrace of no 1 Colville Place as well as other 3rd floor roof terraces along Colville Place.

This roof extension at 4th floor level is completely unnecessary as apparently it is to house air conditioning plant but all the windows are shown as openable which would render air conditioning impractical. On this site where it has a dual aspect for good natural ventilation and in a location where the ambient noise is low, not being on a busy road, air conditioning is not required and not desirable especially in the context of Camden's Green policies. If the applicants consider they must have air conditioning then the plant should not be located at roof level but could be located at basement level and thus the additional obtrusive 5th floor extension omitted entirely. I would hope Camden will insist on the deletion of the 5th floor roof extension and also the roof terrace at this level.

The proposed 4th floor extension has its front (Colville Place elevation) wall set well forward of the corresponding third floor front of 1 Colville Place. This is very unfortunate and in addition because the the proposed extension will be so much higher than the adjacent 1 Colville Place, it will be very dominant and obtrusive especially with the large and badly proportioned render panel above the proposed oversized glazing.

Unless some very substantial revisions are forthcoming I would hope this scheme is rejected. To grant approval to the current scheme would run completely contrary to all Camden's design aspirations set out in its planning documents and design guides. *If any further revisions are made can you please notify me directly.*

Yours sincerely,



J Monahan

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encl.

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