

Tania Skelli-Yaoz  
Planning Services  
LB Camden, London  
WC1 H 8ND

**Re: 27/29 Whitfield Street London W1 Ref: 2013/8158/P**

Dear Ms Skelli-Yaoz,

I write to strongly object to the above planning application on the basis of its clear harm to the Grade II Listed Building at 1 Colville Place, London W1T 2BG (LB) and to the Conservation Area.

I have lived in central London for over 40 years and throughout that time been involved in promoting appropriate development that supports a mixed and balanced central London economy and strengthens local community life. I have been awarded an honorary fellowship of the RIBA and an honorary fellowship at London South Bank University in recognition of my work on architecture and regeneration. I have a particular interest in the Fitzrovia area which has for so long nurtured mixed and diverse uses whilst retaining much of its historic fabric.

In my view the proposals described in this application fail to respect the massing and storey heights of the listed building at 1 Colville Place and of Colville Place generally. 1 Colville Place is a remarkable building which manages to be both strikingly contemporary whilst carefully fitting into the fine remaining 18<sup>th</sup> Century terrace. The proposals would unbalance the terrace at the Whitfield Street end and dominate the listed building – thereby detracting from the listed building's contribution to the Conservation Area.

The third floor terrace at 1 Colville Place is a crucial aspect of the listed building's significance. The void at the third floor terrace level relates well to the standard height of the terrace and is contained within the building height. In contrast, the proposal would harm this architectural quality. The proposed new and substantially higher dividing wall and the bulk and height of the extension building would radically change this important aspect of the listed building. The terrace would become unbalanced and the listed building would be oppressed, dominated and lost in an architecturally illiterate and out of scale new end of terrace building. This would cause significant harm to the architectural merits of both the listed building and the Conservation Area.

I urge the London Borough of Camden to refuse planning consent for the proposals.

Yours sincerely,

Iain Tuckett

14 Whittlesey Street, London SE1 8SZ

8 January 2015