

38c Goodge Street
London
W1T 2QW

Tania Skelli-Yaoz
Planning Case Officer
Development Control
Camden Town Hall
planning@camden.gov.uk

6/11/14 by email

Dear Tania Skelli-Yaoz,

Planning Application - 2013/8158/P. Cyclone House 27- 29 Whitfield Street London W1T 2SE

We have lived in Goodge Street for 16 years and have a strong interest in the neighbourhood and social amenity.

We wish to object to the overdevelopment for the following reasons:

French balconies on the larger windows overlooking Crabtree Gardens are inappropriate because the balcony effect when they are open is onto the public space.

The noise unit is described as being capable of exacerbating the noise pollution and positioned at the top will be heard and seen from existing properties in Colville place and rear of Goodge Street south side and will impact on the front seating area of Crabtree Gardens.

It is unjustifiable to add another floor to this building making it higher in relation to the views from the Gardens and particularly in relation to the next door property in Colville Place, in order to make tiny pied-a-terre accommodation.

It is lamentable that the residential ignores the need for permanent family sized occupancy and is directly targeted at Monday to Thursday part time occupancy when it is located so close to the green space and children's play area in Crabtree Gardens that would benefit family occupancy.

The proposed roof terrace on the 3rd floor will overlook the next door property. As an office type block at a strategic point in Whitfield Street and the corner of the gardens, it is questioned that this is a suitable location for an outdoor social space because a group of people on the roof will be highly visible and audible from all sides. Being higher and larger than the existing discrete roof spaces in Colville Place and with the proposed top floor roof terrace for multiple use, the total number of people on a summers evening could be considerable. Roof terraces above office space are used for after work roof parties as happens at the unauthorised roof corner of Goodge Street north and Charlotte Street.

We urge the council to reject the current scheme in favour of the existing residential and public amenity and instruct the developer, who benefits from the location next to the public Gardens, that a plan with some civic responsibility is required.

Yours sincerely,

Andrew Smith

