

Charlotte Street Association

39 Tottenham Street
London W1T 4RX
email: csafitzrovia@yahoo.co.uk

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

8th March 2015

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

By email to: planning@camden.gov.uk

Dear Tania Skelli-Yaoz,

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

Further to our earlier letters, and Camden's recent letter of 24/2/2015 notifying us of the revised plans, our Association wishes to comment/object as set out below.

This letter may repeat some of the points in our earlier letters, but it brings together our current comments/objections and supersedes our earlier letters.

1. Proposed 4th Floor terrace:

Our previous objection, in respect of this terrace as causing serious over-looking, still stands. We still feel that the proposal to set back the balustrade by 500mm does not overcome this serious problem of overlooking and the consequent loss of privacy, which will most directly affect No. 1 Colville Place, but also Nos. 2 and 3.

We think that if the front balustrade/upstand was set back very much more considerably from the edge of the building, this would more realistically reduce or overcome overlooking and loss of privacy.

2. 3rd Floor extension:

(a). We still think that the most unacceptable feature of the proposal relates to the Proposed 3rd Floor extension. This extension will rise some 4.8 metres in height (plus on top the new glass security railing) above the existing terrace level of No. 1 Colville Place.

The result would be that the Listed Building would be overwhelmed and overshadowed by this proposed extension, to the serious detriment of the setting of the Listed Building. We strongly object to this bulky extension.

Furthermore, this would also result in a serious loss of amenity in terms of feel/ambiance and outlook from No. 1 Colville Place's terrace.

Continued to page 2

2. 3rd Floor extension - continued:**(b). New front terrace at 3rd Floor level:**

With regard to proposed front terrace, we do think that the condition written on the plan "not to be used for amenity purposes" will be quite unrealistic in practice, although we appreciate that this condition it is to try and overcome the problem of overlooking onto the existing terrace of 1 Colville Place.

We do not see what would prevent residents of the flat from climbing over the "juliet balconies" of the full height windows to use the terrace, and/or apply at a later date for the condition to be lifted.

We are not entirely clear what a "juliet balcony" is, but we assume that it is a railing/ balustrade in front of the full height French glazed doors. Although written as note on the Plan drawing, the juliet balconies are not shown on any of the elevation drawing, including not on the detailed Elevation drawing no. A-42.6-031, and thus difficult to judge this proposal; the drawing only shows the full height opening glazed French doors - making the terrace easily and invitingly accessible.

(c). We think that this 3rd Floor Extension will also detrimentally affect the rear of the Goodge Street buildings, especially No. 19 Goodge Street. The extension will only be some 2.5 metres from the 3rd Floor window affecting its outlook and daylight. The lower windows are already compromised by the existing building, but even more so by the proposed extension in terms of daylight and outlook.

The Existing Roof Plan drawing ("Roof Floor Today": A-01.1-203) shows the relationship of 27-29 Whitfield to all its neighbours including Goodge Street. The pity is that there is not the equivalent plan drawing showing the Proposals.

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 (concerning the south/Colville Place facade) 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.

Although the revised elevational drawing now shows the relationship to the Listed Building, there is still no contextual drawing showing the relationship to the rest of the Colville Place terrace in the Conservation Area.

4. Details: planning condition:

The Applicant's Design & Access Statement, in noting that the adjoining building at No. 1 Colville Place as a Grade II Listed Building, quotes the listing description as "... an immaculately detailed, minimal house, a rare example of a modernist infill of sophistication and careful taste".

Thus, we think that it is important that there is a Condition requesting certain details of the proposals at the party wall locations.

5. Air-conditioning Plant:

The proposed air-conditioning plant on the roof will inevitably cause noise disturbance to the many surrounding residential users. We would urge that the mechanical plant continues to be located in the Basement, as is the existing.

Although the enclosure is shown as louvered on all four sides, we would query the party wall side being louvered in relation to possible building regulations requirements.

Continued to page 3

6. The proposed 2nd Floor Plan: "green area":

- (a). We are concerned that this rear existing roof area (labelled "green area" on the Proposed 2nd Floor Plan) could become a terrace to the 2nd Floor residential unit, to which there would be objection because of noise and overlooking affecting the surrounding residential in Colville Place and in Goodge Street.
- (b). Proposed 1st Floor Plan: "green area": for similar reasons, we are concerned that this existing roof area could become a terrace used by the 1st Floor office.

7. Residential mix:

Although there is no objection to residential use in principle, there is objection to the proposed mix, comprising as it does of only bedsits, (as shown on the Plans).

We urge that this proposal is refused.

Yours sincerely,

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

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