

[REDACTED]

From: Fitzrovia Neighbourhood Association [REDACTED]
Sent: 06 June 2015 21:02
To: Planning
Cc: Charlotte Street Assoc.; Fitzrovia Neighbourhood Association
Subject: Planning Application - 2015/1746/P 61 - 65 Charlotte Street London W1T 4PF

We wish to object to this application

While we welcome the plans to refurbish the building, and the rationalisation of the buildings to the rear of the property with its new green roof. We also welcome the plans to keep the small shop units and refurbish them.

Our major concern is the proposed alteration of the front of the building at roof level -- the part-demolition and rebuilding of the upper part of number 63, and the mansard roof extensions of 61 and 65. These proposals we are strongly opposed to. This is an important part of the Charlotte Street Conservation Area and the streetscape as viewed from Tottenham Street, Scala Street and Goodge Street. The proposals would have a negative impact.

Our second concern is the loss of the small office units on the site above the shop units. We would prefer the retention of these units as they are very part of the local economy of small start up creative and design studios. Their loss would be detrimental Fitzrovia's creative industry. These offices are small with perhaps 2, 3 or 4 people in them and ideally suitable for creative and very small start up businesses which wish to locate among Fitzrovia's creative economy.

We also note that the planning inspector refused an appeal on previous application because of loss of these small offices.

Regard

Linus Rees
director and trustee

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