

Friends of Fitzrovia Parks

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Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

2nd June 2016

For attention of Zenab Haji-Ismail, Planning Officer

Dear Ms Zenab,

28 Charlotte Street, London W1T 2NF
Application reference: 2016/1345/P

I am writing on behalf of Friends of Fitzrovia Parks to object to the above application.
Our comments are confined to those aspects of the proposed development which will impact on the Park.

Crabtree Fields is a much loved, intensively used local amenity and is recognised for its special quality as well as a good example of modern garden design.

These qualities would be seriously compromised by the proposed development which would have a negative and damaging impact on the Park and the Childrens' Play Area, both of which it will dominate.

The proposed extension at 2nd Floor level will, because of its bulk, significantly reduce the open feeling of the Park.. None of the other buildings in the terrace have extensions above 1st Floor level.

The biggest objection, however, is to the opening-up of the ground and first floors at No. 28.

The double height opening with its two storey void is totally out of scale with the house, and would have a very serious and detrimental impact on the Park and the Play Area. Instead of forming a tranquil background to the Park as at present, its insensitivity and dominating character will make the Park subservient to the house, rather than vice versa as at present. It will significantly damage the quality of the Playground and will materially reduce play opportunities.

Whilst an element of surveillance of the Park and playground is desirable, this is already more than adequately provided by the views from the upper floor windows of the houses in Charlotte Street and Colville Place.

The current proposal is an "in your face" intrusion with its monumental scale and deep void. It will completely change the intimate scale and tranquil quality of the Park, to its great detriment.
It is a classic case of seeking private gain to the expense of a vital and cherished local amenity.

In this context, it is important to remember the identified major shortage of open space in Fitzrovia, which reinforces the need to jealously protect the amenity value and quality of what is there.

The Council has a statutory duty to protect and enhance the quality of the Conservation Area. The current proposal does neither.
It should be refused.

Yours sincerely,

Linus Rees,
Interim Secretary,
Friends of Fitzrovia Parks