



9 June 2016

Head of Planning
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 9LZ

Dear Sirs,

Planning Applications 2016/2825/L & 2016/2046/P for No 19 Fitzroy Square

As the owner of No 20 Fitzroy Square which is situated directly opposite No 19, we have been advised by the Frontagers Association that the owners of the above property have applied for planning permission to renovate the property and to build a subterranean plunge pool some 25 feet below ground level along Conway Street.

I have been handed copies of all the plans for the refurbishment and can see quite clearly the proposed pool which is well below ground level and running along Conway Street in a new sub-basement which they describe as to accommodate a 'small plunge pool' with proposed dimensions.

Please be advised that 10 Fitzroy Limited is strongly opposed to the concept of constructing such a structure below adjoining old and Listed buildings, and also because there has been a suggestion that the works could take up to three years.

We run serviced office accommodation at No 20 which is situated directly opposite to No 19 and the noise and disturbance that will be caused to all the occupiers of our building at No.20 and all of the surrounding buildings, will be unacceptable.

Having been on the receiving end of the lengthy and extremely noisy renovations and excavation works that took place at No 11 Fitzroy Square which are not yet completed and which started some 3 years ago opposite our two buildings No 10 Fitzroy Square and No 46 Fitzroy Street we must advise you that we will be objecting most strongly and vehemently to this proposal which, as already mentioned, will certainly disturb the foundations of these old and historic buildings.

I have read Camden's booklet which states their position with regard to basements and understand that you are proposing to tighten up on the rules and regulations in the same way that Kensington & Chelsea and Westminster now forbid subterranean structures of this type, due to the lasting harm that they do cause to the adjoining buildings, the foundations of which have sat undisturbed for hundreds of years.

Yours faithfully,


Kay Williams
Managing Director

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