

Dike, Darlene

From: Reg Gadney [REDACTED]
Sent: 30 August 2016 18:30
To: Planning
Subject: Receipt of Planning Application

Date of Notice: 10 August 2016
Planning Application reference number: 2016/4418/1
Address:
11A Fitzroy Square
London
W1T 6BU

From: Reg Gadney, 12 Fitzroy Square, London W1T6BU

Please will you consider my considered objection to the above Planning Application.

1. The construction of no fewer it seems than at least six new windows will have an overbearing, intrusive and dominating effect demonstrably detrimental to the enjoyment of our whole freehold property, 12 Fitzroy Square, London W1T6BU.
2. The roof construction will necessitate substantial damage to the 120 year old London plane tree (approximately 60 feet high). The tree is in a conservation area. It has a very substantial root ball. If to any degree the root ball were be to be damaged, as is reasonable to assume, the resultant shrinkage would result in dangerous subsidence. This will damage the basic structures of No 11a, No 11 and No 12.
3. The work will gravely impact upon sunlight and daylight.
4. The increased height of the work will disturb the hierarchy of the buildings surrounding the Square which is a noteworthy Conservation Area. It will further clash proportionally with the period nature of Fitzroy Street.
5. The scheme proposed will destroy the nature of the Japanese garden to the rear of No 12 which is the result of some 20 years dedicated work. The reduction of sunlight and daylight will also take a toll.
6. A fluid extraction pipe has already been placed in the No 11A without permission. The overflow of dirty water randomly passes into then garden from a laundry facility. Doubtless this may increase.
7. It would seem no provision has been made for kitchen and toilet odours which will doubtless pollute the garden and enter windows at No 12.
8. No consideration has been given to noise emanating from the substantial number of new windows.

* * *

This planning application seems wholly unreasonable. Little, if any, consultation has taken place. No reasonable merit whatsoever can be found in the scheme.

It is very much to be hoped you will exercise your judgment against this proposal as would seem to be right and fair.

With best wishes,

Yours sincerely,

Reg Gadney

Reginald Gadney. M.A. Fine Art & Architecture. Cantab.

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20710312

Planning Application Details

Year 2016

Number 4418

Letter L

Planning application address 11a Fitzroy Street

Title Mrs.

Your First Name Fay

Initial

Last Name Maschler

Organisation

Comment Type Object

Postcode W1T 6BU

Address line 1 12 Fitzroy Square

Address line 2 LONDON

Address line 3

Postcode W1T 6BU

E-mail

Confirm e-mail

Contact number

Your comments on the planning application

The proposed mansard extension at 11a Fitzroy Street and the new windows planned at lower levels directly overlooking the garden of 12 Fitzroy Sq - at present the wall is blank, no windows, - would intrude grievously on our privacy. The proposed kitchen at top floor height would exude fumes, noise and odours and spoil our enjoyment of the garden.

When 11a Fitzroy St was originally built, the back wall was specifically designed to accommodate the long-standing mature plane tree in the garden of 12 Fitzroy Sq. The new plans would alter and damage the tree and most probably

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result in changes - or worse - to the root ball which would destabilise the foundations of all the houses affected - 11 & 12 Fitzroy Sq and 11a Fitzroy Street. The owner of 11a could be liable for millions of pounds in damages if the buildings. as a result, had to be under-pinned. Visually, infill from the proposed building plans would unbalance the hierarchy of buildings and be harmful to the character and appearance of this Conservation area. The noise and disruption from the proposed works is potentially horrific. Access to the garden of number 12 Fitzroy Sq would be denied making the works generally insupportably intrusive on the neighbourhood.

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20710312