

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5190/P	Alexander Thompson	flat 25 phoenix house 104-110 charing cross road London wc2h 0jn	13/11/2016 21:38:41	OBJ	<p>I would like to object to the proposed extension since Phoenix House is in a conservation area, there has been no heritage assessment which should be required by Camden's 'Planning Application Validation Checklist' particularly considering the central location and historic nature of the area.</p> <p>The proposal doesn't preserve or enhance the character of the area and would significantly affect the setting of the historic and grade II listed Phoenix Theatre, particularly the iconic corner frontage on Charing Cross Road and Flitcroft street which the extension will overlook.</p> <p>The current height and design of Phoenix House gives way to the classical frontage, the proposal would reveal an unsightly structure above the frontage spoiling taking away from the character of the street, particularly this frontage which is regularly photographed by fans of shows as decorative neon and posters are often displayed there.</p> <p>The height of the extension is considerable and would have a negative impact on the light in the area, no daylight assessment has been submitted to determine how much this extension might negatively effect light on the road and surrounding buildings.</p> <p>The proposed balcony areas will be a major potential source of noise and nuisance to the residents, and could encourage noisy events since the larger size of the flats would allow such gatherings to be possible.</p> <p>Additional residents, potentially 8 new residents, will put huge strain on the rubbish capacity already used by residents. With no room to expand, the rubbish capacity already often fills up quickly by the existing residents, there is simply not the room for so many more people and it is untrue in the proposal that the bins are emptied daily.</p> <p>The application also adds there will be a cycle space mezzanine on the ground floor, which would require demolition of existing toilet facilities for the retail units, and therefore will negatively affect retail amenities, which is not highlighted in the plans.</p> <p>The proposed cycle space would also require regular use of the emergency fire exit onto charing cross road which would be a create a fire hazard since that exit should be kept clear at all times. It would also require the door to be opened from outside, producing an added security risk to the entire block and commercial properties - currently mitigated by the use of a single entrance.</p> <p>There is no detailed assessment of the potential damage to the structure and fabric of the existing building, of which two extra stories could be a major concern in a steel framed block - nearly 90 years old - which was never constructed to support such additional structures.</p> <p>Already during lift re-fit works problems have already been identified due to the age and structural integrity of the building, a quote from Darren Lees of Dalcon Superprime who is installing the new lift: "Demolition of the old lift motor room took a little longer than plan due to unforeseen structural complications"</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>The weight of two penthouses could damage the walls and create a major public hazard over Charing Cross Road, a major road in the centre of London, and could produce unforeseen structural problems due to the ageing building and more importantly to the surrounding buildings such as the grade II listed Phoenix Theatre.</p> <p>Building directly on top of and around an existing residential community would produce unacceptable noise and disturbance and seriously degrade quality of life for a considerable number of months to years, particularly if problems arise as have already during the lift re-fit, if this is to be replicated on such a huge scale no one knows what impact and time that might take.</p> <p>The current roof is used regularly as an important amenity by phoenix house residents in the summer and is well documented as being used as a garden by the famous filmmaker Derek Jarman who was a resident in number 19 during the late 1980's and early 90's. The roof was filled with planted pots which the renowned film director tended to towards the end of his life.</p> <p>One of many recorded examples of the roof being used by Derek Jarman as a residents amenity area: "Jarman decided to go up on the rooftop to get some air. He walked up the outside fire escape stairs. On the rooftop he was curious about the Super 8 camera and its macro lens, I also lay on the roof as he walked over the camera."</p> <p>Phoenix House is another hidden gem of cultural London history, with Jarman's activities in his flat and the roof described as being "the epicentre for well over a decade of electrifying creativity" where David Bowie, the Pet Shop Boys, the Smiths and other notable actors such as Tilda Swinton regularly visited and Jarman invited people up for meetings on the roof during summer months.</p> <p>The amount of extra housing supply this development will provide, just 2 flats, does not justify the negative impact it will have on the existing and surrounding residents and the unique conservation area and surrounding properties (like the Phoenix theatre) it sits in.</p> <p>I hope these comments will be taken on board and would like to be notified of the committee date.</p>
2016/5190/P	Marzooq Al Marzooq	Apartment 5 109 Charing Cross Road London	14/11/2016 08:42:47	OBJ	<p>Dear sir,</p> <p>I would like to object to Phoenix House Building plans across the street on Charing Cross Road bearing in mind the below -</p> <ol style="list-style-type: none"> 1) The proposal will have a significant impact on the adjacent Phoenix Theatre (Grade II) listed building and will harm its setting. 2) There is no sunlight assessment submitted as part of the application and therefore we are concerned that this proposal will cause harm to amenity. 3) There is no heritage assessment submitted as part of the application which is a validation requirement as identified by Camden's Planning Application Validation checklist. 4) This development will have a negative effect on the Conservation Area, and not preserve or enhance its character as required by the development plan.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5190/P	Lara Panzini	12 Phoenix House 104-110 Charing Cross Road WC2H 0JN WC2H 0JN	14/11/2016 21:33:05	OBJ	<p>I'm a resident in Phoenix House and I strongly object to the proposed extension for the following reasons:</p> <p>There is no heritage assessment submitted as part of the application</p> <p>The proposal would have a significant impact on the adjacent Phoenix Theatre grade II listed building and will harm its setting</p> <p>The development would have a negative effect on the conservation area and not preserve or enhance its character as required by the development plan</p> <p>There is no daylight or sunlight assessment submitted</p> <p>The building noise will be unacceptable along with extra residents and pressure on existing rubbish capacity from more tenants in an already small block</p> <p>The roof top should be available to all residents</p>
2016/5190/P	Sook Fong Low	7 Phoenix House 104-110 Charing Cross Road London WC2H 0JN	14/11/2016 13:27:38	OBJ	<p>I would like to object to the application of permission to construct of an additional two floor roof extension on top of Phoenix house.</p> <p>The proposed extension would have a detrimental effect on the character of the building as a whole and also to the historic Phoenix theatre. The facilities of the block are already stretched and the addition of two new floors will be impact all the current residents.</p> <p>The additional height of the building is going to severely restrict the amount of light the other flats and especially to the lower floors, which will make them less safe and have a negative effect on all the residents' living conditions.</p> <p>I have major concerns of the long term effects that extension will have on the structure of this building which was not designed to support it.</p> <p>The roof of the building is used as an occasional communal area for the residents of the building and the loss of this area will be a great blow to the community spirit of the building's residents.</p>