

Rodney Steele

3 Phoenix House, Charing Cross Road, London, WC2H 0JN



15 November 2016

Local Planning Authority
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sirs,

Phoenix House Planning Application

I am informed by GL Hearn Ltd that a planning application is being made to you for additional storeys to be erected on top of Phoenix House (104-110 Charing Cross Rd).

As the resident leaseholder of a first-floor flat, I have various objections to those proposals, in addition to my concern for the noise, dirt, disruption and possible damage that the process of construction may cause to my home, as, for example, building materials are lifted to the level of the present roof, and the surplus is returned to the ground.

I wish to make objection along the following lines:-

Located in a part of central London that is visited by both British and overseas tourists, Phoenix House is an outstanding example of a building of its time. Whether or not it is now highly regarded by professionals, it deserves to be included in any history of British architecture and, living as I do, on the first floor, I am conscious that, from time to time, groups of visitors assemble, under their couriers, on the opposite side of Charing Cross Road in order to

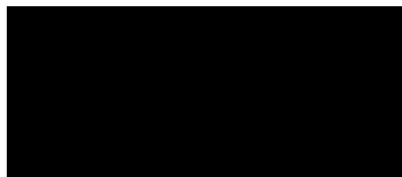
photograph it, whether for its architectural style or, possibly, for its connections with such members of the former artistic world as Noel Coward and Derek Jarman.

In any case, alterations would interfere with the solid evidence of the "modern" period; a time when great and pivotal social changes were taking place. Moreover, as a building of this time, it is perfectly proportioned, and any addition to it can only damage its form and architectural significance.

Now some eighty years old, the building employed a contemporary method of construction that was still novel, and long before architects or engineers had the benefit of computer assistance to their calculations. It has survived to the present day, but it must be doubted whether any investigative procedure at this time would be sure correctly to evaluate the strength and integrity of those features which would be critical in supporting the weight of two additional storeys, however ingeniously applied, to a building that was designed for only six. I am concerned that it cannot be shown that the proposed work will not cause structural damage that must lead to further compromises.

Please do not read this as an exhaustive list of objections, but I trust that this will help, together with other objections that I am sure you will receive, to cause you unhesitatingly to reject the Powis Street Property Company Ltd application.

Yours sincerely,

A solid black rectangular box used to redact the signature of Rodney Steele.

Rodney Steele