

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6495/P	Ben Gibson	23 North Road	23/01/2017 19:07:22	OBJ	FAO: Tania Skelli-Yaoz

I write as an architect, and as a member of the public, to object to the recent application for the roof level extension and roof terrace at Cyclone House, Whitfield Street.

The proposals would in my view adversely affect the massing and impact of the corner of Whitfield Street and Colville Place.

The proposals are large in scale. Their bulk and massing will have an adverse impact on the Grade 2 listed property at No.1 Colville place; which is itself an exemplary building. The proposals in my view fail to make a positive contribution to the Conservation Area.

The proposals also have a negative impact on the amenity currently enjoyed by No.1 Colville Place.

I therefore object to the current application

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2016/6495/P	Edward Aydin	10 Crabtree Place London	23/01/2017 00:58:19	OBJ	<p>I write to present my formal objection in the strongest possible terms in relation to the unwarranted, excessive, ill-conceived scheme for overdevelopment presented within the above current application for planning permission (2016/6495/P) made by Cyclone House 27 Whitfield Street London W1T 2SE</p> <p>There has never been a development of this size and design for the entire area. If this development is approved it will destroy not only the historical element of the area/block but set a precedent for other developers. The area is a Greenfield site. The next door building is listed and the picturesque character of Colville Place will be destroyed. The height and bulk of the proposed extension still overwhelms the listed building at 1 Colville Place and will have a harmful impact on it and the conservation area.</p> <p>The 3rd Floor Terrace is stated as maintenance only and I do not believe this. It seems that The development will use this as not a maintenance terrace but a terrace for people to be on. This clearly creates issues with privacy and the fact that the terrace will overlook the privacy of others in Colville Place.</p> <p>What will be maintained here in this terrace? Is it a maintenance area or terrace for people to smoke and congregate? The 4th floor roof terrace or amenity space as annotated on the plans, is even more of an issue as it towers over Colville Place and removes privacy.</p> <p>The proposed terrace on the 4th level can be used for people and the noise and disturbance that will be generated by that does not fit in line with the current passive area facing the park and Colville Place.</p> <p>The new plant on the proposed property is of concern to all residents in the area for noise. The terraces will generate noise. The area is contained and noise bounces off the buildings towards people's homes.</p> <p>This will have an impact on the residents and a nuisance to all.</p> <p>I do not believe that the terraces in this proposed development are for maintenance use.</p> <p>I here</p>

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2016/6495/P	Andrew Smith	38c Goodge Street W1T2QW	21/01/2017 19:38:53	OBJ	<p>We have lived in Goodge Street for 18 years and have a strong interest in the neighbourhood and social amenity.</p> <p>We wish to object to the proposal on the following grounds:</p> <ol style="list-style-type: none">1. The creation of an additional third floor will be visible from the public garden area of Crabtree Fields and create a block on the top of the building at the end of the Colville Place terrace visually linking the height of the proposed offices to the east side of Whitfield Street that is a wholly different set of buildings to the Georgian Terrace. <p>Furthermore, this additional floor then creates another floor for the plant room to the level of the top of No.19 Whitfield Street/ back of Goodge Street.</p> <p>Both these additional floors will be clearly visible from the gardens.</p> <ol style="list-style-type: none">2. The proposal has the creation of two roof terraces. Whilst one is marked for maintenance only (third floor) the windows in the drawings are clearly doors and the users of the offices will open these and walk out.3. The terrace at the fourth floor is marked for amenity use and therefore will be used potentially by all users of every floor of the building. <p>Both terrace proposals include planters for each terrace thus making them people friendly and clearly an attractive feature to potential future occupants.</p> <p>To contextualise this, we live near the corner of Charlotte Street and Goodge Street where the office has a roof light (not doors) which on sunny evenings is used to escape at 5.30pm for informal drinks. There are very noticeable voices and laughter when this occurs.</p> <p>The proposal is therefore creating a social amenity for occupants of the building that would be clearly audible and visible from the gardens and not comparable to the type of residential balcony used by one or two people but a large work place amenity serving several floors of offices in an attractive setting overlooking the gardens.</p> <p>Additional Comment:</p> <p>The plant will require noise reduction panels/screens, not just reduced noise equipment to screen the plant noise fully from neighbouring properties. This is an ongoing issue for us in Goodge Street and acoustic screens seem to help.</p>

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2016/6495/P	Edward Aydin	10 Crabtree Place London	23/01/2017 00:58:59	OBJ	<p>I write to present my formal objection in the strongest possible terms in relation to the unwarranted, excessive, ill-conceived scheme for overdevelopment presented within the above current application for planning permission (2016/6495/P) made by Cyclone House 27 Whitfield Street London W1T 2SE</p> <p>There has never been a development of this size and design for the entire area. If this development is approved it will destroy not only the historical element of the area/block but set a precedent for other developers. The area is a Greenfield site. The next door building is listed and the picturesque character of Colville Place will be destroyed. The height and bulk of the proposed extension still overwhelms the listed building at 1 Colville Place and will have a harmful impact on it and the conservation area.</p> <p>The 3rd Floor Terrace is stated as maintenance only and I do not believe this. It seems that The development will use this as not a maintenance terrace but a terrace for people to be on. This clearly creates issues with privacy and the fact that the terrace will overlook the privacy of others in Colville Place.</p> <p>What will be maintained here in this terrace? Is it a maintenance area or terrace for people to smoke and congregate? The 4th floor roof terrace or amenity space as annotated on the plans, is even more of an issue as it towers over Colville Place and removes privacy.</p> <p>The proposed terrace on the 4th level can be used for people and the noise and disturbance that will be generated by that does not fit in line with the current passive area facing the park and Colville Place.</p> <p>The new plant on the proposed property is of concern to all residents in the area for noise. The terraces will generate noise. The area is contained and noise bounces off the buildings towards people's homes.</p> <p>This will have an impact on the residents and a nuisance to all.</p> <p>I do not believe that the terraces in this proposed development are for maintenance use.</p> <p>I here</p>
