

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6495/P	Linus Rees	Fitzrovia Neighbourhood Association 39 Tottenham Street London W1T 4RX	27/01/2017 09:32:23	OBJ	<p>Our association strongly objects to this application which if allowed would have a harmful impact on the neighbouring listed building, the Charlotte Street Conservation Area, and also harm residential amenity to occupiers of neighbouring homes.</p> <p>The development site is next to 1 Colville Place which is a Grade II listed building which is described in the listing as an "immaculately detailed, minimal house, a rare example of a modernist infill scheme of sophistication and careful taste".</p> <p>The proposed roof extension on the development site would, because of its height and bulk, have a negative impact on the listed building. The roof extension proposed on this important corner site would be completely out of character with Colville Place which is an intimate, 18th century pedestrian walkway and an important part of the Charlotte Street Conservation Area.</p> <p>The raising of the parapet and the fitting of railings to the front of the Colville Place elevation also impacts negatively on the listed building and conservation area. It raises the height of the Colville Place facade above the parapet of the neighbouring listed building which has a set back top floor.</p> <p>The railings at the front also give rise to concern about the roof being used as amenity space and would invade the privacy of the occupant at 1 Colville Place.</p> <p>Likewise the placing of railings around the flat roofs at the rear of the development site also give rise to concerns about impact on visual amenity, and also privacy should the roofs be used by occupants. The privacy and visual impact would affect not only the occupant of 1 Colville Place but other Colville Place residents.</p> <p>This application should be refused.</p>

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2016/6495/P	Jim Monahan	Flat 5 Goldsmith Court Stukeley St WC2B 5LF	26/01/2017 16:13:56	COMMNT	<p>I wish to object to this application as I consider it does harm to the setting of the adjacent listed building as well as harm to the conservation area. I also consider that the proposal to have a mixed use on every floor of A1/B1 and D1 is not desirable. I objected previously to the most recent application which I understand was withdrawn; I am very surprised that I was not notified by Camden having objected previously to the new application.</p> <p>Objection concerning use: The idea that retail use might take place over five floors without any analysis of the effects such a use would have on serving such a use distributed potentially over five is extraordinary. Clearly a retail shop located over such a large area and on every level will cause considerable disruption and disrupt the quiet amenities of the adjacent residential accommodation. There is a case for the basement ground and possibly the first floor having such a flexibility of uses but not for the 2nd/3rd and 4th floors. Consequently we would urge the Council to refuse the change of use to A1 on the 2nd/3rd and 4th floors, and require more details as to the servicing proposals as a condition of any permission granted for A1 use on the basement/ground and first floors.</p> <p>Listed Building Implications:</p> <p>The two storey extension and associated railings to the main body of the building will overwhelm the domestic small scale nature of Colville Place and particularly no 1 Colville Place which is listed. The only section that gives any indication what will be perceived from the public realm is sectional drawing BB but the viewpoint is taken from the north side of Whitfield St directly opposite the development. As the building is on the corner of Whitfield St and Colville Place it is highly visible from the south looking north from Whitfield Place especially from the public garden. The two storey extension and substantial plant on the roof will be highly visible and very out of place and is lumpen by comparison the the domestic and coherent and consistent parapet line along Colville Place. The proposed railings at third and fourth floors will be very visible and will make the exertions even more prominent and disruptive and are clearly only included so that the roof terraces can be easily used on a daily basis an amenity areas, as they will be easily accessed via the proposed new french doors/ large floor to ceiling windowsthat serve these terraces. In addition the increase in height requires/results in the significant raising of the party wall between the front roof terrace of no 1 Colville Place and 27/29 Whitfield Street which will be very visible from the street and the gardens both very much locations in the public realm, and will result in a very unsatisfactory juxtaposition between the listed building and the proposed development. To the rear the proposed internal arrangement will make it possible that the first and second floor terraces both of which are slap bang in front of the habitable rear rooms of no 1 Colville Place, will result in very serious overlooking and clearly will damage the privacy of the residential accommodation both in no 1 and no 2 Colville Place las well as to the upper floors of the Goodge Street properties adjacent. The fact that the rear windows are being lowered to be at the same level as the proposed roof terraces makes it very clear that access to the these roof terraces will be very easy and direct. The fact hat the drawings say that these roof terraces are only for access for maintenance is totally unenforceable, and to permit such an arrangement would be totally irresponsible as the Council must know how difficult, if they were even minded to take enforcement action, it is to stop regular use of the terrace by users/occupiers of the building. Rather than to permit a development that invites unauthorised use, surely the Council should seek the proposals to not make it easy to accommodate unauthorised use. The proposed railings/glazed screens could and should be removed and not permitted; safe access to these flat roofs can be achieved without the glazed screens/ railings while complying with both Building regulalions (Section K) and Heath and Safety regulations by the</p>

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					<p data-bbox="1099 132 2085 344">provision of anchor points on the roof area which would give the necessary required protection for maintenance operatives against falling. The Council should require the applicants to at least amend their scheme accordingly. The proposed glazed screens are only required if as clearly envisaged, the roof terraces are going to be regularly used by occupants on the development as amenity spaces. The Council should require the railings to be removed and the french doors to have high cills and return to be windows as existing, which would make it much more difficult to gain access onto the the roof terraces.</p> <p data-bbox="1099 352 2085 505">The proposed plant room sitting on the oversized proposed fourth floor is far too dominant and unnecessary. No 27/29 Whitfield Street being on a corner has excellent cross ventilation and there is no reason to require any air conditioning or plant that presumably is requiring the proposed vast plant room. If Camden is serious about its Green policies this plant room should be substantially reduced on ecological reasons as well as for aesthetic reasons.</p>
