

**From:** Deborah Saunt [REDACTED]

**Sent:** 18 November 2017 14:00

**To:** [REDACTED]

**Cc:** [REDACTED]

**Be:** [REDACTED]

**Subject:** Re: Committee Clerk - Written Submission regarding 2017/4624/P Cyclone House, 27-29 Whitfield Street, London, W1T 2SE

**Importance:** High

Dear Committee Clerk,

I am contacting you directly about a recent and as yet undetermined planning application which adversely effects a beautiful Grade II Listed building from the post-war period in central London. I cannot make comments online so hope you will forward this objection to the relevant planning officer.

This is the second application for the site and it needs to be emphasized that this second application is even worse than the first, effecting the status of this fine building which deserves a much-needed enhanced level of protection given the threat a current planning application represents.

All of my comments below stand today but in addition the new design creates new design and amenity problems that should not be accepted;

1. The new design attempts to draw attention to itself by aggrandizing its status with increased height beside the Grade II Listed building next door. It would tower over its listed neighbour. Going up a storey and a half above the terrace roof line here seems wrong in what is one of central London's few remaining modestly-scaled mi- century modern terrace houses which has a unique and well-considered architectural quality very well worth defending.
2. Visually it will be overbearing and not sympathetic, and comes across as pastiche with a veneer of brickwork aping real brickwork.
3. The new design attempts to draw attention to itself by adding a fully glazed lantern to the top of the building which is not in keeping with the visual hierarchy of the context – it leads one to ask what is so important about the top floor that a glazed pavilion is the right response? It will be highly visible and with disrupt the harmony of the whole terrace.
4. The occupants of the fully glazed pavilion will have an unencumbered view of the roof terrace of 1 Colville Place which will be an invasion of privacy to this private amenity space.
5. Environmentally it makes no sense to glaze the upper levels of the building where solar gain is worse and is therefore not in lien with sustainable design principles.
6. The new design attempts to draw attention to itself increasing the size of the existing windows as if to mimic its finer 20<sup>th</sup> century neighbour, when a contrast between the two buildings is a much better proposition. The larger windows will also just visually expose the commercial uses within and in all probability the clutter and mess that typically gathers in front of full height windows of this nature.
7. The plant enclosure on the roof in the previous application has disappeared and one wonders where it has gone or ,in more likelihood, when will it come back as a later application to be added on top of the new pavilion proposals – thus threatening to increase the height of the corner building even further and with greater harm to the listed asset?

8. The Grade II Listed building next door is currently having its listed status reassessed by Historic England with a view revising the entry so that it is accorded a higher level of protection.

I hope you agree and refuse this application Cyclone House, 27-29 Whitfield Street, London, W1T 2SE.

Kind regards

Deborah Saunt

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Director

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