

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6080/P	Nick Bailey	59 Goodge Street London W1T1TJ	21/11/2017 12:16:14	COMNOT	<p>I would like to object to the revised application for 27-29 Whitfield Street, W1. I am a member of the RTPi and currently Chair of the Fitzrovia Trust. This is a charitable organisation which owns a number of properties and has carried out development on both the Camden and Westminster sides of Fitzrovia. My objection is for the following reasons:</p> <p>The current building is of no architectural importance in itself but does conform with the height and scale of others in Colville Place. The proposed additional floor and plant room will destroy this relationship and adversely affect the setting of 1 Colville Place. If the proposed development is carried out it will rise above 1 Colville Place and destroy the conformity and relatively even skyline of the north side of the terrace. This is a very sensitive location because both the application building and 1 Colville Place are clearly visible from both Crabtree Fields and the lower part of Whitfield Street. No clear or convincing justification is provided to justify an exception to guidance in para 132 in the NPPF.</p> <p>In addition, there will be a substantial loss of amenity to 1 Colville Place through overlooking as clearly illustrated in the proposed elevations 2 and 3.</p> <p>Finally, to my knowledge no evidence has been submitted that the development would not be viable without the additional floor since there is a very buoyant market for all the proposed uses in the application.</p> <p>In conclusion, no case has been made for the additional floor in use or viability terms yet there is clear evidence that the scale, appearance and amenity of a listed building would be seriously adversely affected. In this particular part of the Conservation Area the impact of the proposed application will be unacceptable for the reasons above and therefore should be refused.</p>

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2017/6080/P	Debbie Radcliffe for Bloomsbury Resdiednts Action grup (BRAG)	c/o 94 Judd Street London WC1H 9NT	18/11/2017 14:52:08	OBJ	<p>BRAG (Bloomsbury Residents Action Group) objected to the 2016 application (2016/6495/P) due to the serious negative impact on residential amenity of the neighbouring occupier at 1 Colville Place. Following a judicial review, we understand the application is being considered afresh.</p> <p>The proposed third floor has four large glazed windows and a green roof area beyond. The proposed fourth floor plan clearly indicates "Flat roof amenity space". Global enterprise and office activity in the 21st century means that the office building could be in use 24 hours a day. Office workers could access this space, talk and smoke outside at all hours of the day and evening, which is an unacceptable intrusion on residential amenity. This is not consistent with Camden's Policy DP26, which aims to protect the quality of life of neighbours and occupiers. The significant amount of glazing included within the rooftop extension increases the potential for noise and inconvenience to neighbours – windows can be opened, and sound travels.</p> <p>The proposals will also cause harm to the setting of a listed building (no 1 Colville Place) due to its bulk and massing and should be rejected under Policy DP25 as it will be detrimental to the character and appearance of the conservation area.</p> <p>In relation to the NPPF, there are no public benefits to the neighbouring residents who surround the site who will, on the contrary, be harmed by increased noise, loss of light and loss of privacy.</p> <p>BRAG was established in 2016 to give a voice to residents on issues of planning and other matters. BRAG therefore objects to strongly to this planning application. Residents Matter!</p>

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2017/6080/P	Debbie Radcliffe for Bloomsbury Resdiednts Action grup (BRAG)	c/o 94 Judd Street London WC1H 9NT	18/11/2017 14:51:50	OBJ	<p>BRAG (Bloomsbury Residents Action Group) objected to the 2016 application (2016/6495/P) due to the serious negative impact on residential amenity of the neighbouring occupier at 1 Colville Place. Following a judicial review, we understand the application is being considered afresh.</p> <p>The proposed third floor has four large glazed windows and a green roof area beyond. The proposed fourth floor plan clearly indicates "Flat roof amenity space". Global enterprise and office activity in the 21st century means that the office building could be in use 24 hours a day. Office workers could access this space, talk and smoke outside at all hours of the day and evening, which is an unacceptable intrusion on residential amenity. This is not consistent with Camden's Policy DP26, which aims to protect the quality of life of neighbours and occupiers. The significant amount of glazing included within the rooftop extension increases the potential for noise and inconvenience to neighbours – windows can be opened, and sound travels.</p> <p>The proposals will also cause harm to the setting of a listed building (no 1 Colville Place) due to its bulk and massing and should be rejected under Policy DP25 as it will be detrimental to the character and appearance of the conservation area.</p> <p>In relation to the NPPF, there are no public benefits to the neighbouring residents who surround the site who will, on the contrary, be harmed by increased noise, loss of light and loss of privacy.</p> <p>BRAG was established in 2016 to give a voice to residents on issues of planning and other matters. BRAG therefore objects to strongly to this planning application. Residents Matter!</p>

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