

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6080/P	Andrew Smith	38c Goodge Street Fitzrovia London W1T2QW	28/11/2017 20:54:44	OBJ	<p>Thank you for writing to inform of the resubmission of plans for the development of Cyclone House.</p> <p>I wish to object to the revised proposal on the following grounds. (Our previous comments remain applicable).</p> <ol style="list-style-type: none"> 1. The revised plans retain the additional floor (plus service constructions/plant room) that increases the height of the building significantly. It also now features large windows with black frames, increased in size from the original design, that will be even more noticeable. The creation of the substantial additional 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/rear of Goodge Street that is a wholly different set of buildings to the Georgian Terrace. 2. The proposal has the creation of two roof terraces. This is excessive. The windows in the drawings of the third floor terrace are floor based, as doors, so the users of the offices will open these and walk out. This terrace is directly above and overlooking the adjacent terrace of 1 Colville Place. It will be used by occupants of the office space, benefitting from Crabtree Fields and creating a private social space in view of the public garden. The proposal is therefore creating a dual social amenity for any number of office staff 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. This element of the design is not compatible with the Conversation Area. 3. The proposed lime wash façade proposal, increased windows at all floors and heavy black frames are not compatible with the existing surrounding buildings, particularly 1 Colville Place with brick and wooden window of particular hue and may well be an eyesore at the end of the Colville Place. Again this is not compatible with the Conversation Area. <p>Additional Comment:</p> <p>Philip Davies (Heritage and Planning) Ltd H and T Report document in support of the application states that “The proposals involve an enhancement of the setting of the adjacent listed building, and a substantial enhancement of the conservation area”. (7.3 page 23) This is simply not the case and the opposite is true. Photo no. 12 page 35, illustrates the site surrounded by trees and completely hidden by foliage as if the design of the building will not matter because you cannot see it from Crabtree Gardens. But, currently the leaves are off the trees and the existing building clearly visible. Photo no.8 page 31, “Charlotte Street / Colville Place junction showing change of height and scale”. This is a misleading image take from mouse view with wide angle lens to make the block look huge. Its inclusion suggests that because there is a higher building here then there should be one at the other end of the terrace, perhaps like bookends at either end? John Tallis ‘London Street Views’ map, also featured in the worthy document, does not show height variations at the ends of terraces.</p>