



2017/6080/P Cyclone House 27 - 29 Whitfield Street London W1T 2SE

Our association objects strongly to this application because of its negative impact on a listed building, conservation area, public open space, and residential amenity.

The development site is on the corner of Colville Place, one of the most characterful and well-know streets in the Charlotte Street conservation area. Colville Pl is a unique and very attractive 18C residential walkway containing listed buildings and other buildings of merit.

The application site adjoins a Grade II listed building which is described as "an immaculately detailed, minimal house, a rare example of a modernist infill scheme of sophistication and careful taste".

The site is also neighbours Crabtree Fields an important and rare public open space. These public gardens are highly regarded for their natural environment, design of landscape, and as a place to sit and relax away from the hustle and bustle of neighbouring streets.

The development proposes an extension above roof level which because of its height and bulk will cause serious harm to the setting of the Grade II listed building at 1 Colville Place. The impact is not outweighed by any public benefit proposed by the development.

We also have concerns about the updated design of the proposal. The fenestration is brash and at roof level introduces a vertical appearance that is further damaging to the setting of the listed building and the conservation area.

The existing building although not a positive contributor is a modest structure typical of a number of buildings erected post-war after bomb damage in the neighbourhood. The proposed removal of the render and lime washing of the brickwork we feel will have a very negative impact on the listed building.

We are further concerned that the redevelopment will introduce a negative impact on neighbouring residential buildings in Colville Place and at the rear of Goodge Street.

The extension at roof level raises concerns about privacy because of overlooking onto 1 Colville Place on the southern side and on the northwest elevation overlooking onto the rear of Goodge Street and rear of Colville Place. Any use of roof space as amenity space for users of the application site would also cause concern with regard to noise nuisance and privacy.

The development site was until recently fully used as office space by a courier company. It is structurally sound and highly suitable for continued use after minor refurbishment. It is ideally suited for small creative industries that are attracted to the district and make up its economic character.

In conclusion, the proposed development offers no public benefit to outweigh the negative impact it will have on the listed building, conservation area, public open space and residential amenity. For these reasons we recommend that the application be refused.

Linus Rees
director and trustee

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