

# Charlotte Street Association

39 Tottenham Street  
London W1T 4RX

**Regeneration & Planning,  
Development Management,**  
London Borough of Camden,  
Town Hall, Judd Street, London WC1H 8ND.

30<sup>th</sup> December 2017

For the attention of John Diver, Planning Officer.

Dear John Diver,

**Re: reference 2017/5692/P: 4-8 Crabtree Place, 7-15 Whitfield Street, W1T 2AT:**

Erection of part timber, part glazed roof extensions and the creation of roof terraces enclosed with metal balustrades and green walls to the existing flat roofs of five dwellings (Class C3) and associated works.

There is strong objection to the proposed roof extensions and roof terraces for these five dwellings which overlook the Public Open Space/Park, Crabtree Fields because:  
(a). the existing extensive green roof, & its associated contribution to biodiversity, will be lost;  
(b). the proposed roof extensions will have a detrimental impact on the Park when viewed from Crabtree Fields/Public Open Space - the extensions will be above the deliberately low parapet/roofline of the existing terrace of houses of 4-8 Crabtree Place.  
There is also concern about noise disturbance from the terraces, especially in the evenings.

Re: The green roof:

In the Planning Approval for the original 2007 scheme (Camden's ref. 2007/5162/P), the Officer's Report says (para 6.17 et al) that the significant components of the sustainable design for the scheme relates to the formation of extensive areas of green roof. Condition 3 of the Planning Approval, says that "... *the green roof shall be fully provided in accordance with the approved details, and permanently retained and maintained [our underlining] in accordance with the approved scheme of maintenance*".  
Under the current scheme, this extensive area of green roof will be lost.

Re: The impact on Crabtree Fields/Public Open Space:

Again, the Officer's Report on the approved 2007 scheme says (para 6.20 et al), with regard to the physical impact on the Park, that the previous 2005 scheme was refused on the bulk of the then proposed building. The Report goes on to say that "... *significant factors in support of the [2007] scheme include a reduction in the scale of the building such that the height of the lower elevation facing the Park is not significantly higher than the existing building parapet [of the then electrical sub-station building]*".  
The current proposals will be re-introducing this detrimental physical impact on the Park.

Yours sincerely,

Clive Henderson, Committee Member,  
On behalf of Charlotte Street Association.

Copy: CSA Committee.