

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/1361/P	Stuart Johnson	10 Fitzroy Mews London W1T 6DL	25/03/2018 21:38:41	OBJ	We are the owners living in the house at Fitzroy Mews immediately behind the offices at 28 Fitzroy Square. All mews properties behind No. 28 are dwellings. We object in principle to the planned works No. 28 against our bedroom party wall.

We have strong objections to two aspects of the proposals:

1. The application to use the new roof above the proposed ground floor rear infill as a staff breakout terrace is severely detrimental to the amenity of our house that is immediately adjacent. The terrace would be at first floor level, which is second floor level to our home and where our bedrooms are located. Like our neighbours, rear bedrooms rely solely on the rooflights at the head of the party wall for all daylight and ventilation. These rooflights were installed in full compliance with planning and building regulations requirements at the time, but offer poor acoustic performance and must be opened to ventilate the bedrooms and indeed to encourage cross-ventilation to reduce overheating of the entire house. A terrace to No. 28 at the same level as our bedroom floors is untenable with noise from conversations, telephone calls and music, as well as smoke from any cooking and smoking. As the applicant's photographs for the acoustic report show, there are no other terraces on the reconfigured back additions. It is also important to remember that such terraces are historically inappropriate for this listed grade II* building, as the rear areas were simply lightwells and the garden square was planned for residents to take the air. We remind the planning authority of our separate planning use as a dwelling at Fitzroy Mews, the immediate proximity of the proposed terrace to our home in general and our bedrooms in particular, and the loss of our amenity, the historically inappropriate addition of a terrace and the availability of the garden square to No. 28.

2. The proposal to add condensing units to the proposed terrace, mostly on the party wall to our house, is also severely detrimental to the amenity of our home directly adjacent. The applicant's environmental noise report is based on current noise measurements taken on the roof of the existing first floor rear addition and not on the lower, ground floor lightwell roof where proposed units would be installed. Noise measurements are higher on the first floor roof as this is directly adjacent to existing aging air conditioning units housed on the Fitzroy Square neighbour's roof. To avoid understating the noise impacts, proper measurements should be taken on the quieter, more sheltered ground floor lightwell, which is the proposed location. Most of the proposed condensing units are to be housed on the rear party wall, which is our bedroom wall and at the same level as the base of our bedroom rooflights. There is no assessment of the vibration or structure borne noise from the proposed units, both matters being material to our domestic use. Apart from a limited period in the late twentieth century, important buildings such as those at Fitzroy Square would either have no external mechanical plant, or it would have been housed within acoustically treated rooms within the building. The applicant proposes adaptations to the basement vaults to house plant and we ask that similar space is found for the proposed condensing units. This would meet current conservation approaches and preserve our residential amenity in the short, medium and long term.

Whilst not a significant concern of us as neighbours, we are disappointed to see historically inappropriate openings proposed between front and rear rooms at No. 28.

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As immediate residential neighbours living directly behind No. 28 we are mindful of the separate requirement for a party wall notice to protect our interests.
