

**Hazelton, Laura**

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**Subject:** FW: 2017/6080/P  
**Attachments:** 050117 ltrobj.pdf

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**From:** Tess Pinto [mailto: [REDACTED]]

**Sent:** 13 April 2018 12:39

**To:** Hazelton, Laura < [REDACTED]>

**Cc:** Stephan Max Neumann [REDACTED]

**Subject:** 2017/6080/P

Dear Laura,

The Society would like to again register objections to the application 2017/6080/P, in line with our previous comments.

Kind regards,

Tess Pinto

Senior Conservation Adviser  
**The Twentieth Century Society**  
70 Cowcross Street  
London EC1M 6EJ



Registered Charity No. 1110244

[www.c20society.org.uk](http://www.c20society.org.uk)

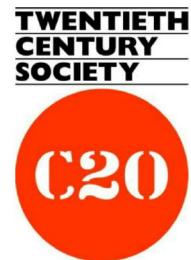


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Tania Skelli-Yaoz  
Planning Officer  
Regeneration and Planning Supporting Communities  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Sent by email: [REDACTED]

5 January 2017

Our ref: 99 01 04

Dear Tania Skelli-Yaoz,

**2016/6495/P Change of use of basement, ground and first floor to flexible uses, second floor to office, and new single-storey roof extension so create additional office space, rooftop plant enclosure, façade alterations including new front entrance, replacement windows and infill of light-well at basement level at 27 - 29 Whitfield Street, London, W1T 2SE**

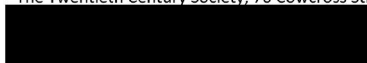
Thank you for consulting the Twentieth Century Society on the above planning application. We consider that the proposed roof extension to 27-29 Whitfield Street will have a harmful impact on the adjacent listed building, No. 1 Colville Place, which also lies within a conservation area. The Society therefore wishes to **object** to the application.

No. 1 Colville Place was designed by Max Neufeld for himself, and he has resided in the house since its construction. The Society supported the successful bid by the architect to list the building in 2000. The list description describes the house as 'an immaculately detailed, minimal house, a rare example of a modernist infill scheme of sophistication and careful taste.' It nestles into the surrounding streetscape, and represents the reappraisal of modernist ideas post-war which sought to integrate more sensitively with the existing historic fabric.

The Society objected to a similar application in 2013 to extend the roof. We remain concerned that the current design still proposes a substantial increase in height in the form of a top floor, with a plant room further stacked on top. Despite the proposed extension being set back from the building line, we consider that it will result in Whitfield Street roof having an overly dominant presence in relation to the listed building when experienced both from the terrace of Colville Place itself, and from long street views and from the square.

The Society considers that this proposal will cause harm to the setting of a listed building within a conservation area, and that there are no demonstrable public benefits that outweigh this harm. We wish to object to this application on these grounds.

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ



I trust that these comments are of use to you in your consideration. Please do not hesitate to contact me if you have any further queries.

Yours sincerely,



Tess Pinto  
Conservation Adviser  
**Twentieth Century Society**

**Remit:** The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.