

Charlotte Street Association



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

17th January 2019
(note: previous letter of 12/1/2019
now corrected/amended).

For the attention of Laura Hazelton, Planning Officer.

By email to: planning@camden.gov.uk

Dear Laura Hazelton,

Re: reference 2018/6219/P: Cyclone House, 27-29 Whitfield Street, London W1T 2SE:

Details of windows, doors, balustrades etc

In our Association's letter dated 22nd November 2018, we objected to the proposed amendment to change the external metal railings (Juliet balconies) at the 3rd Floor south facing windows, to internal metal railings at these windows.

We have now seen the architect's email reply to you, dated 5/12/2018, about how these windows will be cleaned from within the building, and would like to make further comments/objections:

- (a). We assume that someone will lean out of the open window leaf (and presumably over the now proposed internal railings) to clean the outside glazed face of the closed window leaf. We do not know how feasible this will be, especially when compared with having the external Juliet balcony railings and inward opening windows. We do not think that this solution effectively replaces the Juliet balconies.
- (b). With regard to detailed drawing no. 51517-D-41-01, we are concerned about and wish to object to:
 - (1). The railing/balustrade is shown as being inside; also it is not clear if these railings/balustrades will be **fixed**.
 - (2). There is the introduction of an internal cill; the height between the internal timber cill and the top of the balustrade is about 760mm, which will make it more tempting and easier for those using the office space to climb over the balustrade and use the terrace. Thus, this detail will not be as an effective deterrent as the 1100mm clear height (without internal cill) above floor level for the internal balustrades.

Yours sincerely,

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

Copy: CSA Committee.