



Dear Ms English

I am told that you are the responsible officer for a planning application submitted by the New College of Humanities, in reality an application by the large private US institution, the American Northeastern University, currently with some 26,000 students. All of us in Fitzroy Square as well as Camden Council are being misled into thinking this is a proposal by a small UK educational establishment when it is in fact nothing of the sort as explained below. This is an extremely disappointing approach by the applicant.

However, the main reason for my objection and my request that the Council rejects this application is that it would bring absolutely no public benefit and would have disastrous consequences on residents and existing businesses in Fitzroy Square.

I understand that this American university is wishing to expand its business with **university campuses** in the UK as global outposts for US students - they refer in their publicity material to creating a new '**campus**' in **Fitzroy Square**. Northeastern University's ambition is to cater for 1,200 students in their new '**campus**' in **36-38 Fitzroy Square**. They already have 600 students elsewhere in London apparently. Combined with the 200 students at NCH this would mean an immediate influx of 800 students into the square. This is substantially different to what we were led to believe in the short and misleading public consultation on 23 July, downplaying numbers and referring to a maximum of around 200 students; another, rather cynical fact is that they chose to have this "public consultation" during summer school holidays and a few days before the submission of the application.

The proposal to convert 36-38 Fitzroy Square into a **university campus** is utterly unsuitable and would have an adverse effect and detrimental impact on Fitzroy Square itself and the neighbourhood. It is a form of educational tourism which should have no place in this environment.

We are currently a harmonious mix of residential and business occupiers in Fitzroy Square who work normal office hours and thus the calm historical ambience of the square is maintained. A university campus operating up to 10pm would have a massive increase in activity, a constant flow of collections and deliveries, a huge need for more

benches in the square, more bins, the need for sufficient space for groups of people to gather and bikes to park. The constant noise, the huge increase in litter, the sometimes inappropriate behaviour of students to mention just a few aspects, would completely and negatively transform this square. Northeastern University (via NCH) have outrageously suggested that their students could use Fitzroy Square garden – they cannot - Fitzroy Square Garden is private property and not available to them.

Fitzroy Square is part of a Conservation Area and as such it is my understanding that Camden Council has always sought to preserve the special aspects and qualities of Conservation Areas.

Please treat this letter as my objection to the above application which I oppose in the strongest possible terms.

Kind regards

Heide Eyles

24 Fitzroy Square London W1T 6EP



CNP/MK/24/F

25 September 2019

London Borough of Camden  
Planning Department  
5 Pancras Square  
London N1C 4AG

Dear Sirs,

**Planning Application 2019/3961/P – 36/38 Fitzroy Square, W1**

Having worked in Fitzroy Square for thirty-nine years, I am firmly of the opinion that the use of House No's 36 to 38 for a student campus, with possible student numbers of up to one thousand, two hundred students is inappropriate.

The Square is approximately fifty percent in residential use and fifty percent in commercial use. At no time has the use of the building by ARUPS caused any inconvenience or disturbance to other residents or commercial occupiers in the Square. The prospect of a minimum of two hundred, almost certainly rapidly increasing to six hundred and then to one thousand two hundred students all supposedly squeezing into the applicant's building, is inappropriate. Particularly as five days a week the building will be open until ten o'clock in the evening.

It is not just the constant toing and froing of the students, but, as we all know, youngsters when enjoying themselves can be extremely loud and noisy. Also think of the vast number of delivery vehicles that will be required.

Finally, the Fitzrovia Area Action Plan itself seeks to guide education uses to the area East of Tottenham Court Road, or to the Howland Street character area. Fitzroy Square is not part of any of those areas. Accordingly, the building should remain for office users, or, if it can be appropriately converted, back to residential. However, it should not be used as a student's campus. Please leave Fitzroy Square as the wonderful conservation area of a special character, for which it is renowned and has been assiduously protected by yourselves and the residents and business occupiers for decades.

Yours faithfully



**C. Neil Phoenix MBE, FRICS**