

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3961/P	Dr Ronald Agble	03/10/2019 22:59:49	OBJ	To whom it may concern

Ref: 2019/3961/P

Proposed Change of Use at Boston House, 36-38 Fitzroy Square, London, W1T 6EY

I am writing to object to the above planning application.

The reasons for my objection are as follows:

1. The New College of Humanities (NCH) have been entirely disingenuous. Their application suggests that they are a small, Camden based business that wishes to relocate within the Borough. This is not the case. NCH have merged with Northeastern University which is a for-profit, US based institution with 26,000 students, 600 of which are already located in London and the intention is to expand this campus with over 1,200 students. This number of students would entirely change the character of the area, which is tranquil on the weekends and evenings. The residential and commercial communities sit happily side-by-side during the working week: this balance would be undermined by a large, transient student population who are highly unlikely to have the same care and respect for the Square.

2. This number of students is entirely inappropriate for a Conservation Area. Fitzroy Square was designed by the architect Robert Adam, developed in the 18th Century and intended to be the heart of Fitzrovia. It is an historic London square of extreme importance and university use it entirely inappropriate. Both Historic England and Camden recognise, in their policies, that it is essential areas of such historic significance are maintained and preserved.

3. The setting of the Listed Building is not appropriate for university use. There will be a large number of students coming and going creating noise, increased traffic and requirements for general servicing, all of which are not acceptable for an environment that is predominantly residential in character with some small scale office uses.

4. Camden's policy is that employment uses should be protected. The change of use to education would surely be contrary to policy? The Square already provides good quality office accommodation which is in demand. It is disingenuous to suggest that there is no demand for this type of accommodation – particularly at a time when there is a known shortage of office accommodation across London.

There are strong planning grounds for refusal and it is essential that Camden consider these thoroughly and direct this application for refusal.

Yours sincerely

Dr Ronald Agble

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2019/3961/P	David Gittelson	03/10/2019 20:08:21	OBJ	<p>In their publicity material, Northeastern refer to creating a new "campus". This is not appropriate for a quiet largely residential square.</p> <p>There was no mention of this scale of operation when a short perfunctory public consultation took place on 23 July - just 11 days before the application was submitted, and with letters only sent to selected residents.</p> <p>36-38 Fitzroy Square has for many years been used as offices, employing about 200 people. Office use is benign, generally only operating during normal working hours on weekdays. Northeastern/NCH say they would operate every day of the week, up to 10pm on weekdays: a considerable increase in intensity.</p> <p>There was no mention of this scale of operation when a short perfunctory public consultation took place on 23 July - just 11 days before the application was submitted, and with letters only sent to selected residents.</p> <p>6-38 Fitzroy Square has for many years been used as offices, employing about 200 people. Office use is benign, generally only operating during normal working hours on weekdays. Northeastern/NCH say they would operate every day of the week, up to 10pm on weekdays: a considerable increase in intensity.</p> <p>Fitzroy Square is part of a Conservation Area, and planning policy seeks strongly to preserve or enhance the special qualities of such Areas. Their character depends upon how they are used as well as the built fabric.</p> <p>The campus would be a global outpost for US students, and it would do nothing to widen access to education for Camden people.</p> <p>This will RUIN our square, which we are all incredibly proud of.</p> <p>No No NO!</p>

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