
From: kitty edwards-jones [REDACTED]
Sent: 04 October 2019 19:40
To: Planning
Cc: Harrison, Adam (Councillor)
Subject: PLANNING APPLICATION REF: 2019/3961/P 36-38 Fitzroy Square

To whom it may concern

Dear Adam Harrison,

**Re. Objections to Proposed new university campus at 36-38 Fitzroy Square
L B Camden planning application reference 2019/3961/P**

I am writing to oppose the above planning application submitted by New College of Humanities, (American Northeastern University) to convert 36-38 Fitzroy Square into a university campus.

Please note:

a) I wish to add that no resident or business in the square was alerted to the Open Day on 23rd July while community organisations were, even though this proposed application will have a massive detrimental impact on this unique Robert Adam Square.

b) Market and Marketing Report

The building is Grade 1 Listed not "a vacant Grade 2" as stated in the market report.

I oppose the application for the following reasons:

1. **Fitzroy Square is a unique and rare Grade 1 Listed Robert Adam Georgian Square.** Creating a new "campus" in this capacity is not appropriate for a quiet largely residential environment.
2. The proposal is out of scale, insensitive and detrimental to the neighbourly houses and flats on the square and will adversely impact the environs by too much traffic in every respect.
3. The number of potential students could total up to **1,200 students plus nearly 100 staff**. The scale and footfall on this level is unacceptable. It would create an overwhelming number of people overcrowding into the square which is partly residential .
4. Structural loads of hundreds of people impacting in these historical buildings is untenable. It is too high a density of people within the available floorspace.
5. 36-38 Fitzroy Square has for many years been used as offices, generally only operating during normal working hours on weekdays. The applicants say they would operate every day of the week and up to 10pm on weekdays. Also open weekends 10-5pm - a considerable increase in intensity, so no respite for disturbance to residents. The premises is more appropriate for an office space to fall in line with other houses in the square. The space would not be used as an office but primarily for education purposes for at least 20 years - in effect, a permanent use.
6. Fitzroy Square is not part of the Kings Cross "Knowledge Quarter" which is some 500m away.

7. Much of the Square is residential. Residential use is encouraged by Camden Council. 36-38 Fitzroy Square adjoins one residential property and is very close to others. It has windows that look directly in the property of neighbouring homes.
8. Students by their nature are noisy when they congregate, particularly on these levels of intensity. There can be noise, boisterous behaviour, litter, traffic, parked bicycles, etc that would be detrimental to the character of the Square. More footfall will be harmful to neighbouring amenities.
9. The pedestrianisation of Fitzroy Square is already overcrowded during the summer months and especially during lunchtimes with office workers trying to find a space to sit. Hundreds more students will intensify this already overcrowded Square, which in essence could take over the area and will affect office occupiers as well as residents in the square.
10. The building does not have large internal or external areas 'on site' therefore students will naturally accumulate outside the building and spill onto the square in large numbers which in turn will create congestion in an already crowded square at lunchtimes in particular.
11. Fitzroy Square is part of a Conservation Area, and Camden planning policy statement seeks 'TO PRESERVE AND ENHANCE THE SPECIAL QUALITIES OF SUCH AREAS. Where is the proposed outdoor space for a campus of this size?
12. Car parking - visitors and blue badge holders will use an on site parking on nearby streets (already too few spaces for residents).
13. 36-38 Fitzroy Square is a **Grade 1 Listed building**, prominently located within a rare setting of terraces in a Robert Adam Square. Although no changes are proposed to the exterior facade, the footfall and high intensity use of the building will inevitably have a negative impact on the building inside and outside.
14. Light pollution - The proposed interior is noted to have glass partitions in order to accommodate more usable space which will create light pollution spilling into the square. This is not suitable as the lighting and reflective glass partitions will bounce light off surfaces and in turn would be seen to flood an intense bright light into the square from inside the building. This will be distracting and will not balance or harmonise with the natural effect of lighting in the rest of the houses on the square.

SUMMARY & CONCLUSION

- 8.1. Not acceptable use - too overcrowded.
- 8.2. Not appropriate for a unique Robert Adam Square- the only intact square in London.
- 8.4. The proposal will affect the significance of this listed building affecting the special interest of the building and of the square and its character and the wider conservation area.
- 8.5. Bicycles would be left around the square as there will be too few cycle parking spaces. 42 spaces proposed - where? - too few to accommodate that number of students and they will need more in a restricted area.

Please could you acknowledge receipt of this email by return.
I should like to attend the council planning meeting. Please inform me of any further developments.

Yours sincerely,

Kitty Edwards-Jones



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