

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3961/P	Linus Rees	15/10/2019 09:44:55	OBJ	<p data-bbox="875 132 1323 154">Our association objects to this application.</p> <p data-bbox="875 193 2038 279">The change of use from B1 to flexible B1/D1 would mean a loss of office space. The premises was previously occupied by Arup, a firm which is part of Fitzrovia's architecture, design and engineering cluster. This is an important sector of the local economy and its co-location provides mutual benefits.</p> <p data-bbox="875 317 1991 432">The loss of this office space to D1 use would undermine this sector which is also an important part of the character of the area. The cluster is generally occupied during normal weekday office hours and not on weekends, which allows for some much needed quiet time in the neighbourhood. Because of the cluster's operating hours it provides economic benefit but has little negative impact for local residents.</p> <p data-bbox="875 470 1939 525">The principle of change of use to an education facility is not supported as a community benefit as the institution making the application is a private, elite university. It is of no community benefit.</p> <p data-bbox="875 563 2038 649">The applicants state that their proposal is in keeping with the character of the Knowledge Quarter centred on Kings Cross. However, Fitzrovia and the application site is on the edge of this area and has its own distinctive character which the architecture, design and engineering cluster is a major part of.</p> <p data-bbox="875 687 2038 802">The application would also lead to an over intensive use of the premises. The long operating hours including weekends would have a very negative impact on residential amenity. Up to 1,200 students, each using the premises for 13 hours over a seven day week amounts to a significant change to the current Monday to Friday daytime use.</p> <p data-bbox="875 841 2038 1013">We are also concerned about a lack of amenity space for students. There is uncertainty over whether the students would have access to the private garden at Fitzroy Square. From reading the comments submitted by residents of Fitzroy Square we understand they would resist access for students to the garden because they say it would create an over intensive use of the gardens. Without amenity space for the students this would put pressure on existing amenity space which is already in short supply and have a very negative impact on already stressed public open spaces.</p> <p data-bbox="875 1051 2038 1166">We also consider that because the applicant is a college for the rich it will likely mean an increase in visits by motor vehicles to Fitzroy Square, dropping off or picking up well off students. While the carriageway is access only the "shared space" nature of Fitzroy Square's hard standing is not marked and vehicles could therefore negatively impact on public amenity space.</p> <p data-bbox="875 1204 1435 1227">For these reasons the application should be refused.</p>