
From: English, Rachel
Sent: 30 June 2020 20:36
To: Planning
Subject: FW: Boston House - Camden Planning application reference: 2020/2226/P and 2020/2606/L,

Please log

Rachel English
Senior Planner

Telephone: 020 7974 2726



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: [REDACTED]
Sent: 30 June 2020 20:33
To: English, Rachel [REDACTED]
Subject: Boston House - Camden Planning application reference: 2020/2226/P and 2020/2606/L,

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

To whom it may concern

Dear Rachel English,

**Re. Objections to Proposed new university campus at 36-38 Fitzroy Square
L B Camden planning application reference 2020/2226/P and 2020/2606/L**

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. This proposed application will have a massive detrimental impact on this unique Robert Adam Square.

NB

Market and Marketing Report

The building is Grade 1 Listed not "a vacant Grade 2" as stated in the previous 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**" with no community use in this over scaled 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 (with no cap on numbers) 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 employing about 200 people, 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. The proposal results in a loss of office space. Camden Council has a well-established policy to resist the loss of office space. This should be applied rigorously here, as it is everywhere else in the Borough.
7. It is incorrect that Fitzroy Square is part of the Kings Cross "Knowledge Quarter" which is some 500m away.
8. 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.
9. 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. Fitzroy Square is a residential and business environment and is an unsuitable location for a university campus.
10. The pedestrianisation of Fitzroy Square is already overcrowded during the summer months. 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.
11. 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, with office workers trying to find a place to sit.
12. 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?

13. No outdoor space is proposed to support a university facility of this size. The applicants have suggested they could use the garden within the Square, but this is private property, and so not available to them.

14. Car parking - visitors and blue badge holders will use an on site parking on nearby streets (already too few spaces for residents).

15. 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.

16. 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
25b Fitzroy Square
London
W1T 6ER

