

CNP/MK/24/F

29 June 2020

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

Dear Sirs,

**Planning Application – 32020/2226/P and 2020/2606/L
36/38 Fitzroy Square, W1**

Having previously explained, I have worked in Fitzroy Square for 40 years. I am therefore 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.

Incorporating part of the 'County House' does not mitigate any of the issues referred to above.

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