

**From:** Adrian Dawson

**Sent:** 30 June 2020 14:32

**To:** English, Rachel

**Subject:** Objection against University Campus at 36-38 Fitzroy Square - Revised Application Ref 2020/2226/P

Dear Ms English

I am informed that you are the officer responsible for the processing of the above planning application and to whom any comment and/or objections are to be directed.

I refer back to my initial objection dated 02 October 2019 and am again horrified that the applicant has not engaged with the other occupants of the Square in an attempt to allay their well-grounded concerns as to the impact of 500-1000+ students on the character and ambience of Fitzroy Square. I make no apology for repeating herewith the salient points that I raised in October as they do not appear to have been addressed in the revised application.

This company has been associated with Fitzroy Street and Fitzroy Square for nearly 30 years allowing our clients to enjoy the discrete access to and from our clinic. At no stage has AHS received any communication from either NCH or Camden Borough Council in respect of this application to set up a university campus and on such a large intrusive scale.

Judging from the university's own website and its experience in the past, it is only American students that are likely to attend so there would be **no local community benefit**. In fact, the effect of hundreds of students milling around the square up to the stated 10pm closing time, the extra deliveries of supplies and the expected increase in bicycle and vehicle movements would change the whole demeanour of the square. The removal of so much office space and the adverse effect rental and property values of the noise and other disrupting/polluting effects of 1000 extra people occupying the property and the surrounding area may well prompt many appeals against current rateable values resulting in reduced income to Camden.

The local amenities are in no way geared up for dealing with such a large number of people concentrated in this small, modest square. Has Camden itself factored in the increased cost of litter collection and removal and all the other costs associated with an extra 1000 people per day for six days (and evenings) a week?

The building is a grade one listed building designed and built by Robert Adam prior to 1792. Will the new tenants be subjected to the same internal restrictions imposed by English Heritage on our building (No. 40)? If so, there will not be sufficient room for 120 students let alone the 1200 that they intend to house. Fitzroy Square is situated in a conservation area and I understand it is Camden's stated planning policy to preserve and/or enhance the special qualities of such areas. Necessarily, that is impacted not just by the facades of the buildings but also the use to which they are put and the effect on local infrastructure. Camden has a well-established policy (Local Plan policy E2) to resist the loss of office space. How can that be compatible with the wholesale internal modifications that would be required to accommodate all these students?

The sheer volume of additional traffic in the Square will destroy its character and appearance. Where are the bicycle racks to be situated? With 500-1000 students projected by the applicants themselves some 100-300 cycle storage slots would be needed. Where would these students congregate during their break times? The garden is not an option as it is owned and managed by the

Frontagers' Committee and is not a community asset albeit that some access is provided to the public in the summer.

I am reasonably sure that Northeastern University, being a commercial concern, will avail itself to every relief available to educational bodies in order to mitigate its liability to non-domestic rates. If that reasoning is correct, Camden may well receive less in rates revenue than it received from the outgoing tenants (Arup) yet be exposed to significant additional infrastructure and daily costs. Furthermore, LB Camden receives not insignificant revenue from film production companies requesting filming access in the Square. With potentially hundreds of students milling about and the external paraphernalia such as cycle racks and any other structures, Fitzroy Square would become a less attractive location for film and television production thereby reducing this source of revenue for the borough and the Square committee.

We are currently constrained by the regulations and pronouncements issued by the HM Government in respect of social distancing. Whereas these restrictions may be eased in the coming months, it is likely that some restrictions may well remain especially in terms of a space to occupancy ratio. In the event such limits are in operation, how can the applicant justify cramming so many students into such a small space?

For all the reasons set out above, we OBJECT most strongly to the above proposal.

Yours sincerely

Adrian Dawson  
Company Secretary

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