

Flat 4 St Luke's House 14 Fitzroy Square London W1T 6ED

1st July 2020

re: BOSTON HOUSE 36-38 FITZROY SQUARE
planning references 2020/2226/P and 2020/2606/L

Dear Ms English

I have since 2010 been a tenant at the above property and would ask you to note below my objections to the planning applications listed above:

1. Fitzroy Square is a residential and business environment. I do not consider it a suitable location for a University Campus. The character of Fitzroy Square is maintained and upheld by the present residents, who have already needed to employ private security guards to ensure that the Square remains a safe and peaceful environment. An influx of a body of students numbering up to 1200 would inevitably be detrimental to the nature of the Square, including its relative peacefulness and cleanliness. Residents would be adversely affected by its proposed long opening hours.
2. I understand that Northeastern University is a substantial and private US university with about 26,000 students. However, the application has not incorporated any provision for community use or involvement which should be a pre-requisite of any application of this nature
3. There is no provision in the application for outdoor space for the campus. At present the private garden is regularly opened to the general public to enjoy eg at lunchtimes, a benefit to large numbers of local office workers. This practice would be very likely to be resisted by residents and in order to avoid an influx of large numbers of students discontinued.
4. The proposal results not only in a reduction in the numbers of local employees, but also the loss of a substantial area of office space, which should not be permitted on account of Camden Council's Local Plan policy E2 which is specifically opposed to the loss of office space.

I trust that the above points and other issues raised by concerned local residents will be given due consideration in the assessment of the above planning applications.

yours sincerely
Deborah Knight