

Cupid, Sonia

From: English, Rachel
Sent: 13 July 2020 11:04
To: Planning
Subject: FW: 2020/2226/P and 2020/2606/L

[Please log](#)

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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: Simon Linares <
Sent: 11 July 2020 13:46
To: English, Rachel <Rachel.English@camden.gov.uk>
Subject: Fwd: 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.

Dear Ms. English,

I write to express my concerns and file an objection to the proposed planning application for the above.

Like many local residents, I share the concerns of the detrimental impact of the proposed planning application on Fitzroy Square and the surrounding area. My objections are:

Boston House/County House Objection points

A private university campus with no community use

NCH has been taken over by Northeastern University, a large private US institution with 26,000 students

As part of its global expansion ambitions, Northeastern/NCH will go from 200 students to at least 600 students and 60/95 employees, with no cap on numbers. They say they aspire to 1000-1200 students. The area does not have the facilities to support such an increase in numbers and will therefore be detrimental to the local residents ability to enjoy the area.

There is no community use proposed as part of this private university campus and this will therefore increase the impact on an already busy area.

Loss of local office space

36-38 Fitzroy Square is a Grade 1 Listed building, designed by Robert Adam, and has for many years been used as offices, employing about 200 people, operating during normal working hours on weekdays.

The applicants have not made the case that Boston House could not be reoccupied for office purposes and provide the beneficial employment in the area.

The proposal results in a net loss of 521sqm (5,600sqft) of office space. This is a large amount of space and should be resisted.

Camden Council has a well-established policy (Local Plan policy E2) to resist the loss of office space. This should be applied rigorously here, as it is everywhere in the Borough.

The applicants say that some of Boston House would be used for office purposes too. However, this is disingenuous, because such "ancillary" office use can be extinguished at any time, without the need for planning permission and is inconsistent with their own stated aim to have 1000 students.

Loss of a thriving local business and jobs

The proposal would force out an accountancy college that has been operating quietly and unobtrusively for many years in County House, this cannot be appropriate or acceptable.

The applicants admit that there is no office tenant in sight for County House, and the same implicitly applies to the Bedford Square premises.

The proposal would result in less than half the number of jobs the building has supported in the past.

Fitzroy Square is not part of the 'Knowledge Quarter'

The applicants suggest that Fitzroy Square is part of the King's Cross "Knowledge Quarter", in order to justify what they propose. This is wrong. The Knowledge Quarter is focussed on King's Cross station, 500m away and not Fitzrovia.

Fitzroy Square is a residential and business environment

Fitzroy Square is a residential and business environment and is an unsuitable location for a university campus. When students congregate, there can be noise, boisterous behaviour, litter, inconsiderately parked bicycles, etc that would change the character of the Square in an unwelcome direction. Any such university should be located where they can provide the cessation facilities with their location, which is clearly not the case in this application.

The new campus will have no restrictions on days and hours of operation, and education uses typically extend into evenings and weekends, which is not compatible with a largely residential area.

Fitzroy Square is part of a Conservation Area, and planning policy seeks strongly to preserve or enhance the special qualities of such Areas. Their character depends upon how they are used as well as the built fabric.

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.

Northeastern University has failed to listen to residents' concerns

None of the concerns raised by residents and businesses when the applicants consulted on the first application have been addressed by Northeastern/NCH

To make matters worse, the proposal is now even larger and more inappropriate with the addition of County House showing a blatant dire grad for the needs of the community and therefore reinforcing the inappropriateness of the application.

Regards
Simon Linares
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