

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2020/2564/P	Kitty Edwards-Jons	08/08/2020 01:27:07	OBJ	Proposal - Minor alterations

Dear Sir/Madam,

I am writing to oppose Planning application No 2020/2564/P 9 Fitzroy Mews, for the proposal to create a roof terrace with railings and obscured glass screen, essentially creating a change of use.

Firstly, I would not consider this proposal to be a 'minor' alteration as it has a far reaching detrimental effect on the NW Grade 2\* Fitzroy Square Listed terrace, setting a precedent for roof terraces along the Fitzroy Mews properties.

I do not think that any roof terraces should be allowed on any of the mews properties, for the following reasons:

#### PLANNING INSPECTORATES DECISION ON A FITZROY MEWS ROOF TERRACE

A planning application was submitted in 2006 with a proposal to create a roof terrace on a Fitzroy Mews house. It was subsequently refused by the Planning Inspectorate on the grounds that it would have a long lasting detrimental impact on the rear of the Grade 2 listed houses in Fitzroy Square and the immediate conservation area, with noise nuisance, loss of privacy, loss of light, not to mention setting a precedent for further similar development in the future.

#### 1. LOSS OF RESIDENTIAL AMENITY

##### Noise

The Mews acts as an echo chamber. By introducing a roof terrace, there will naturally be a facility for parties, music, etc. Even groups of 2 or 3 people speaking in normal tones can be audible and the sound magnified. The noise created by an entire gathering of people would be intolerable. The roof terraces would create a new noise nuisance for the west side of the Fitzroy Square houses.

##### Privacy

The proposed roof terrace would have an impact on privacy, with direct sight lines overlooking the Fitzroy Square rear west terrace; bedrooms on ground, 1st, 2nd and 3rd floor levels would be affected. There is a studio flat to the far rear of 25 Fitzroy Square with a large transparent roof where occupants on a roof terrace would have a direct line of sight into their living/sleeping area. This would render the flat unfit for purpose with no privacy whatsoever. A roof terrace would represent a gross invasion of privacy for all the existing buildings, being less than 20 feet away from the back walls of the houses on Fitzroy Square (less in some cases) which is just too close to ensure the privacy of the Fitzroy Square occupants. Because of the narrow width of the Fitzroy Square houses & mews houses, a roof terrace would represent an intrusion not just to the house immediately behind it, but also to the houses either side and beyond.

##### Loss of light

The effect of loss of light is of great concern to all residents on the N.W side of Fitzroy Square. The back of the Fitzroy Mews properties overlook the back of the Grade 2\* Georgian properties which are tall and narrow. These unique houses have already been compromised by the impact of the extension to these office build units in the past. This new proposal will create more height by introducing a roof terrace, requiring obscured

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glass screens and railings. An obscured glass screen 1.7 metres high is viewed as a block and visual intrusion. Thus the houses/flats in Fitzroy Square overlooking the rear will be subjected to an overshadowed and crowded outlook.

## 2. IMPACT ON THE CONSERVATION AREA

The NW side of Fitzroy Square backs directly onto the Fitzroy mews houses. The compact nature of the architecture and space between the new mews houses and the historical houses is delicate, we are dealing with one of the finest and most complete Robert Adam Grade 1 and grade 2\* Listed Georgian Squares in London.

Camden has a duty and responsibility to preserve this special area as part of our heritage asset under their policy document:

'FITZROY SQUARE CONSERVATION APPROVAL AND MANAGEMENT STATEMENT' named as 'Fitzroy Conservation Area'.

"The Council has proposed this area to be re-designated within its own boundary because of its distinct character"

Quote: "Fitzrovia Square Conservation Area is a place of architectural and historical interest – even the smallest change can have an adverse effect on the area."

"The council is seeking to protect the special nature of this important area".....

It is on the national heritage list for England

The proposed roof terrace would effectively raise the height of the mews from 3 storeys to 4 levels by the addition of an obscured glass.

Once coach houses to Fitzroy Square, Fitzroy Mews properties were later developed in the 20th century as 2 storey buildings, which have subsequently been rebuilt as 3 storey buildings. Every time height is added it compromises the original scale and proportions of the Listed Georgian square. A further increase in height would not be in keeping or in proportion with either Fitzroy Square houses nor the narrow cobbled stone mews.

The houses in Fitzroy Square are gradually being returned to residential occupation over a period of years, allowing additional extensions such as roof terraces on the adjoining mews houses, will spoil the proportion and setting of Fitzroy square listed buildings.

We are all custodians of our Heritage assets. A Robert Adam Grade 1 & Grade 2 \* listed square is a rare example. Permitting inappropriate development/alterations would compromise the historical setting, balance and harmony of Fitzroy Square.

Notification of planning application...

Occupiers and freeholders of houses in Fitzroy Square did not receive notice of this planning application even though the houses on the west terrace are immediately behind and affected by the planning proposal. You should be aware that any lack of objections from this application should not be construed as tacit acceptance of the developers plans to create a roof terrace.

You should also be aware that many of the Fitzroy Square houses are occupied by commercial tenants, many have residential flats on their top floors, which would be affected by any noise nuisance. Although the loss of

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				<p>privacy is most keenly felt by residential occupants of a building, it would also be distracting to commercial tenants.</p> <p>Covid 19</p> <p>Finally, the green spaces of Regents Park are within a 5 minute walk away for exercise, open space and fresh air. Should we have to endure further lockdown and working from home in the future, the impact of even two people talking on the roof will be intensely magnified as the close proximity of the houses creates an echo chamber. In any event, this audible intrusion will be insufferable.</p> <p>Yours sincerely Kitty Edwards-Jones Please acknowledge receipt of this letter.</p>

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