

Planning

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RECEIVED 17 MAR 2021

CNP/MK/10/F

10 March 2021

Patrick Marfleet, Esq.
Planning Officer
Camden Council
5 Pancras Square
London N1C 4AG

Dear Mr Marfleet,

**Objection to Applications 2020/2226/P, 2020/2606/L, 2020/2319P
Boston House 36-38 Fitzroy Square W1T 6EY and
County House Conway Mews W1T 6AA**

I am writing to confirm that I totally object to the latest Application. The principle reasons I object are those that I have already recited in my earlier letters of objection to the previous Application, both of those letters are attached hereto.

In this case, I see that they have amended the Application to seek a change of use to Class F1. Class F1 covers a wide range of uses, including schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship and law courts. I am informed once planning permission is granted the building can be used for any of those purposes, without further planning permission. That is totally unacceptable. How can any Application be granted for any of those uses without proper consultation with the residential and commercial occupiers of the Square? The proposed educational use is unacceptable. The building has been used as offices for the last forty or fifty years, at least, and it should remain that way!

Yours sincerely,



C. Neil Phoenix, MBE, FRICS

Cc. Cllr Adam Harrison
Cllr Sabrina Francis
Cllr Rishi Madhani

Enc.

CNP/MK/17/F

17 November 2020

Patrick Marfleet, Esq.
Planning Officer
Camden Council
5 Pancras Square
London N1C 4AG

Dear Mr Marfleet,

**Objection to Applications 2020/2226/P, 2020/2606/L, 2020/2319/P
Boston House 36-38 Fitzroy Square W1T 6EY and
County House Conway Mews W1T 6AA**

I am totally opposed to the abovementioned Applications, because of all the reasons that I outlined in my previous letter of 29th June 2020, a further copy of which is attached hereto.

The Application seems to provide no evidence as to how Boston House can accommodate up to 1,200 students, together with the appropriate college staff. Particularly when one considers the fact that it is a very precious conservation area. I have real concerns that the International owners of the college do not understand how precious Listed buildings are and the importance of a mixed use conservation area.

As I have pointed out in my earlier letter, the Fitzrovia Area Action Plan seeks to guide education use to the East of Tottenham Court Road, or to the Howland Street area. Please do not ignore your own Authority's intentions with regard to this issue.

In conclusion, as I have said before, please leave Fitzroy Square as the wonderful conservation area for which it is renowned, and has been assiduously protected by yourself and the business occupiers and residents for decades.

Yours sincerely,



C. Neil Phoenix MBE, FRICS

Enc.

CNP/MK/29/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