

**PLANNING APPLICATION - Camden Council**  
**Planning officer Nathaniel Young**

**Application No: 2021/1782/P**  
**GLEBE HOUSE, Fitzroy Mews**

**Deadline for objections Sunday 13th June 2021**

13/6/2021

FAO Planning officer Nathaniel Young

Dear Nathaniel Young,

**OBJECTON**

We hereby strongly object to the proposed development to increase the height of Glebe House which is already a tall building on the west side of Fitzroy Mews at a height of 4 stories with an additional roof access and plant space.

Based on the above omission by Camden please may we request an extension for objections.

We are extremely disturbed to note that it appears none of the affected residents/businesses on Fitzroy Square and the Western Terrace were consulted or advised by formal notice by Camden Council of the planning application. The net result of this omission is that those wishing to object have not been given that opportunity due to the lack of communication/planning procedure from Camden to all those owning and/or leasing properties on the West side of the Square.

The application will certainly impact on these Grade 1 & 2\* Listed buildings and the immediate conservation area, particularly the Western Terrace

The size and scale of the increased height of the proposed development will impact not only the Western side terraces of Fitzroy Square but also the Robert Adam houses in this conservation area of major historic significance.

The proposed 6th story extension will absolutely adversely affect the nearby surroundings, overlooking, loss of sunlight and daylight from neighbouring properties, especially the Western Terrace of Fitzroy Square where a number of properties from basement level to first floor will be overlooked and lose their right to light. This will have an adverse and irreversible impact on the Fitzroy Square Conservation Area.

The proposed development is extremely close to the rear windows of Fitzroy Square Western Terrace

The Fitzroy Mews houses adjoining the rear of Fitzroy Square Western Terrace will also be adversely affected, not only by loss of light but the scale and proportion of the proposed development will be overwhelming.

The sight lines that are marked on the plans (6.5 section B-B) are totally inaccurate and should be checked by a planning officer as the proposed roof height will adversely affect all the houses on the western side of the square and are considered not only unreasonable but unacceptable, having an adverse impact.

The additional height extension will have a huge impact on this terrace and quality of life for those living and working here via the sight lines .

It will also dominate the Fitzroy Mews smaller houses which are sympathetically in scale and proportion, being the former coach houses to the Grade 1 & 2\* Listed Robert Adam Fitzroy Square.

Glebe House is a 4 story building with an additional 5th floor roof access/plant space.

The building is far more prominent than the adjacent/neighbouring properties in the area

### **In Summary**

We object to this application and disagree with the applicants statement for the following reasons

The 6<sup>th</sup> floor extension is not appropriate as it is substantially higher than any other local building and is prominent within the street scenes, impacts adversely on Fitzroy Mews and the Western terrace of Fitzroy Square.

We do not agree that the improvements will “*provide enhancement to both Cleveland Street and Fitzroy Mews*”. Disagree for the reasons given above. It will also adversely impact on the Fitzroy Square Conservation Area and the western terrace.

The proposed extension to Glebe House offers no significant addition to the housing stock and furthermore offers not additional significant benefit to anyone but the applicant, while the nearby properties affected by loss of amenity will inevitably experience the value of their properties significantly reduced.

On the contrary it will have a negative impact on the local surrounding neighborhood particularly to those residents in Fitzroy Mews and the Fitzroy Square Western terrace behind it for the reasons outlined above.

Yours sincerely,

Kay Williams

Director

(Owners of 20 Fitzroy Square)

For and on behalf of 10 Fitzroy Limited