

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2389/P	Linus Rees	23/07/2021 14:41:30	OBJ	Our association strongly objects to this application. The proposed rooftop terrace is surrounded by homes on four sides. The use of the terrace as part of a commercial building would likely lead to a noise nuisance to the neighbouring residents. This would have an unacceptable negative impact on the amenity of local residents. For this reason the application should be refused.

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2021/2389/P	Guy O'Connell	24/07/2021 22:51:39	OBJ	<p>We wish the applicants well with the re-start of their business and the economy. Alas this anti-social treetop development is proposed in the wrong place, at the wrong time and in the wrong way.</p>

WRONG PLACE

It's on the seventh floor. Fitzrovia is defined by the street level business activity for which it has been famous for one hundred years. [NOTE 1/.] At no time in its history has a private roof terrace in this Conservation Area been celebrated unlike all of the pubs cafes restaurants and public spaces of Fitzrovia. The arrival of private roof terraces - attractive only to the applicant and tenants of 60 Charlotte Street - must be set against the express outline of the Fitzrovia Area Action Plan and the purpose of a Conservation Area.

WRONG TIME

Councillors should be encouraging the tenants and future tenants to use the businesses located, as they normally are, on the street. [NOTE 3/.] The mix of Fitzrovia depends not on elites peering down from their private roof garden, but mingling with the rest of us, who are normally found on the ground. The current Camden Streetery consultation plan makes it plain that now more than ever we all need to use the hospitality businesses struggling for custom.

WRONG WAY

This applicant has already achieved another roof terrace at third floor level which against planning permission has been used for illegal drone flight and boxing practise. A condition of a dividing line set by Patrick Marfleet has not been met. Once again, this applicant is relying on your delegated powers to change the character of the area when we want you to make these decisions in open forum with the open discussion of the public and the voters. This application has zero benefit to the residents and street businesses. [NOTE 2/.]

FAAP

After a four year consultation involving the Government, Camden Council landowners tenants and residents, Camden approved the FAAP. Quotes below:

1/. "Charlotte Street and the surrounding area is a focus of activity for shops, cafés and restaurants in Fitzrovia. It has a large residential population and there is much activity on the street."

2/. "The vision for Fitzrovia is: supporting the residential community by providing a range of facilities, services and places to meet resident's existing and future needs and protecting and enhancing residential amenity and quality of life;"

3/. Balancing the needs of all, the objectives of the plan are to be met by "promoting small and medium scale businesses and independent and specialist shops;"

We who live opposite this site have endured 15 months of construction noise and disruption. The tenants in my building left, and my neighbours in Scala Street sought rent reductions, and took to leaving their homes during this work. Light which spills from the work completed so far turns night into day. This is not the time to use delegated powers to reward the applicant for planning ideas with no benefit to neighbours.

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				<p>For many years, this site at 60 Charlotte Street was home to the famous Scala Theatre. Millions including The Beatles walked through its street level doors and enjoyed public entertainment for the benefit of all within the four walls. By contrast, this is a selfish plan which pops private enjoyment outside the walls, and on the roof. We don't want the noise the impact on our privacy and the anti-democratic message which approval would send.</p> <p>Don't open a new rooftop chapter for Fitzrovia, refuse this plan and back the voters who live and work on the ground.</p>
