

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3245/P	kitty edwards-jones	12/09/2021 16:10:14	OBJ	<p>Planning application 2021/3245/P Erection of single story roof extension to provide two flats</p> <p>Dear Patrick Marfleet,</p> <p><b>OBJECTON</b></p> <p>I strongly object to the proposed new development for a 5th floor /roof extension to provide two flats, thus increasing the height and damaging the integrity and proportions of this Modernist Art Deco purpose built block of flats.</p> <p>As a once resident at Cleveland Court for 17 years, I know the block well and urge you to consider my objections for the following reasons:</p> <p><b>5.0 Conservation Area</b></p> <p>'Ornamental brickwork, together with white banding and canted bays. The entrance and staircase bay is accentuated by dramatic vertical planes of white concrete, and the balconies have decorative wrought iron screens'.</p> <p>Cleveland Court, is a handsome 1939 Art Deco mansion block of flats.</p> <ul style="list-style-type: none"> <li>- The addition an extension would add height and bulk impacting on the Fitzroy Square Conservation area the Georgian Grade 2 listed houses next door on Grafton Way and the Fitzroy Square Robert Adam Grade 1 Listed houses which can be seen from the South side. The Fitzroy Mews smaller houses, (former coach houses to the Grade 1 &amp; 2* Listed Fitzroy Square houses) are sympathetically in scale and proportion and will be overshadowed by a mass extension if allowed to go ahead. Ditto the Georgian terraces on Grafton Way.</li> <li>- The rear of Fitzroy Square western terrace is just 19 metres away from Cleveland Court, therefore the proposed development is very close to the rear windows of Fitzroy Square Western Terrace and the additional height extension will have a massive detrimental impact on these Grade 2 * Listed houses.</li> <li>- The proposed additional story will have a negative impact on the host building as well as the surrounding conservation area. Any additional height &amp; development will be incongruous and totally out of keeping with the host Art Deco building's simple, understated 1930's design.</li> </ul> <p><b>6.0 Design Statement</b></p> <ul style="list-style-type: none"> <li>- An additional 5th floor will impact and be too high even if set back edges from the main building line. It is inappropriate for new building development, adding height to this authentic, intact and iconic Art Deco Building. Any additional design extension will compromise the integrity and character of this classic 1930's building with its typical Art Deco facade.</li> <li>- Cleveland Street, Grafton Way elevations and street frontages will be overwhelmed by additional height as</li> </ul>

Application No:      Consultees Name:      Received:

Comment:      Response:

will the impact on surrounding areas and longer view.

Existing building's facade -

I agree with this following statement from Camden:

.... "has a robust character with clearly defined bays and a strong parapet that provides a clear termination point at roof level. Therefore, officers are concerned that a single storey roof extension, like the one currently proposed, could upset the balance and proportions of the building, and read as an incongruous addition that would cause unacceptable harm to character of the host building and surrounding conservation area. This is an issue that is compounded by the existing height of the building and its prominence within the street, particularly in views north along Cleveland Street.

Analysis of existing building's façade -

I disagree with the Applicant's response -

They state....

- "the parapet, rather than being strong with a clear termination point at roof level, is a weakness of the building's design'

" the diagram in blue of the parapet termination line above 4th floor roof level and differences in height is unsatisfactory and that the building appears to be a mix of 2 different style/periods, Art Deco and Edwardian".

**INCORRECT! - THEY HAVE COMPLETELY MISSED THE POINT OF AN ART DECO DESIGNED BUILDING!!**

- The stepped outline at flat roof level helps create the monolithic appearance of a typical Modernist Art Deco facade. By contrast, an Edwardian (Baroque Queen Anne Style) is decorative and there is no evidence of this style here.

The Building - Art Deco circa 1939

All the evidence shows that Cleveland Court is a 100% authentic Art Deco designed building typical of a 1930's block of that period in its pure unaltered form with all original features still intact.

**DESIGN CHARACTERISTICS OF THIS ART DECO BUILDING circa 1939**

- clean uncluttered lines
- Flat roof adorned with stepped parapet
- strong parapet outline showing typical feature of an Art Deco stepped design completing the top of the building at roof level. It echos the vertical stepped feature at entrance level to the flat roof.
- tall arched window in central staircase proportionally set to connect with the stepped detail at roof level.
- sleek geometric linear design, curving lines, windows.
- string courses (white banding)
- strong rhythm of existing bays and windows arranged in continuous horizontal bands of glass to maintain streamlined appearance
- red brick low relief ornamental elements.
- central entrance with characteristic stepped design
- Crittall windows all intact

Application No: Consultees Name: Received:

Comment: Response:

- Metal Juliet balconies intact
- internal terrazzo staircase intact
- internal Art Deco hand rail intact
- central staircase with bookend identical flats flanking the main stairwell.

#### The Character of the Surroundings / Impact of the Proposals

- The current Art Deco building IS a positive contribution to the area and not a detractor. It is a typical example of the 1930's modernist era and has understated continuity and rhythm, retaining the original roof line. Any additional height will not only be detrimental to the building but impact on neighbouring houses and compromise the integrity of the conservation area.
- Cleveland Court has sat comfortably on this corner site for nearly 85 years within the context of the conservation area. It doesn't dominate but blends in with its patina of age and lends its own charm and character to the street scene.
- proposed height will dominate the existing Georgian houses and be taller than any existing building on Cleveland Street.
- Longer views have not been considered thoroughly, e.g. the proposal is also visible from Carburton St, Cleveland St, as well as Fitzroy Square and disproportional in size to historical surrounding buildings. The additional height also obscures partial view to the BT Tower from the street.
- Proposed design shows a hard edge on the skyline, losing the sweeping curve to the south side of Cleveland St and Grafton Way.
- The Fitzroy Mews houses adjoining the rear of Fitzroy Square Western Terrace in this quiet narrow cobbled street will also be adversely affected, not only by loss of light but the scale and proportion of the proposed development.
- The 5th story extension will 100% 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.

#### Proposed Sections & Elevations 5th Floor

- Part elevation to Fitzroy Mews (rear)
- shows the dwarfing of a Georgian house immediately next door to Cleveland Court, outlined profile in black

#### Heritage

- Fitzroy Square Grade 1 & 2\* Listed houses, particularly the Western Terrace and the Georgian houses in Grafton Way, will be adversely affected by loss of daylight and sunlight from their homes and will be

Application No:      Consultees Name:      Received:

Comment:

Response:

overlooked.

#### 8.0 Waste

The rubbish shoot can only just accommodate the current flats rubbish., Ditto the Bin store.

#### 9.0 Access

This appears to be via the only staircase in the building and will be highly disruptive to all flat owners, with dust, debris and chaos for over a year.

#### 12.0 Biodiversity

Proposed green 'Sedum' roof. Previous flats and mews houses in the immediate area have all been refused permission for green roofs based on their social usage (air borne sound) thus creating noise and nuisance for neighbours.

#### 13.0 Amenity/Daylight/Sunlight

The proposal will cause issues to neighbouring properties, overlooking and sunlight.

#### 15.0 Transport

Cycle storage on a private deck for each apartment will create a potential Health & Safety/ Fire risk and recommended it should not be a consideration. There is no available space on the ground floor entrance Lobby (fire risk) and even if allowed, little space for even one bike.

#### 17.0 Policy

The proposed works are detrimental :

Impact of development will affect neighbouring houses

Design - not appropriate for an authentic Art Deco building (reasons as above)

Heritage - impacts on conservation area

overwhelms the immediate Georgian houses.

#### Summary

It would be taller than any other building, therefore prominent within the street scene, impacts adversely on Grafton Way terraced houses, Fitzroy Square south side, Fitzroy Mews and the western terrace of Fitzroy Square.

The proposed development is non reversible and controversial for just two additional dwellings (1 flat is just 407 sq ft), hardly adding to the housing stock and offers no significant benefit to anyone but the applicant, while the nearby houses are affected by loss of amenity will inevitably experience the value of their properties significantly reduced.

The proposed development does not enhance Cleveland Court nor integrates with an Art Deco building or the surrounding streets and Listed houses.

In conclusion

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				<p>We should preserve the integrity and celebrate an Art Deco period building in the conservation area and urban setting. It expresses a significant influence of modern architectural style.</p> <p>If this development is allowed to go ahead, the building will be taller than neighbouring houses and detrimentally impact on the quality of life and the mental health for many people with loss of sunlight and daylight in their homes.</p> <p>The Fitzroy Square Conservation Area will be irreversibly damaged.</p> <p>Please acknowledge receipt of this letter .</p> <p>Yours sincerely, Kitty Jones</p>

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