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CNP/MK/15/M

10 September 2021

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

**RE: Objection to Planning Application 2021/3245/P– 86-90 Cleveland Court Cleveland Street
London W1T 6NH**

I would like to object to the proposal to erect an additional floor at Cleveland Court, on the basis that those properties within Fitzroy Mews will lose a significant amount of daytime light due to the extra proposed building height, which I believe will appear somewhat imposing and out of proportion to the adjoining properties. The benefits of adding an entire floor to accommodate two flats is, in my opinion, disproportionate to the disadvantages it will create for the neighbouring properties and local independent businesses, who are striving to recover from the effects of the pandemic. In the 'short term' the construction will unfairly impact on all those living and working within a very small area suffering noise disturbance, with the added inconvenience of restricting vehicular access to Fitzroy Mews for the residents, as well as the use of the Fitzroy Square properties' garages accessed via the mews. In the long term, our first and second floors will lose what little view is left above Cleveland Court and, of course, there is the added issue of being overlooked, as well as creating a feel of being hemmed in. Our building at No.32 Fitzroy Square, of which the top two floors are residential would be significantly affected inasmuch as the rear rooms will have little to no view, and no privacy.

In addition to the proposed planning application adversely affecting the Grade II listed Georgian properties to the side and rear, I might add that Cleveland Court is a splendid example of an Art Deco building, and aesthetically pleasing with its curves and iconic style. Any addition at roof level will diminish the integrity of the original design.

Yours faithfully,

[REDACTED]

C. N. Phoenix MBE, FRICS