

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1364/P	Catherine Waring	26/04/2024 08:44:28	OBJ	<p>I am writing to object to planning permission 2024/1364/P.</p> <p>The proposed development is yet another adjoining our building where, in this initial application, the developers are proposing to increase the height of their building whilst redeveloping. I strongly object to any increase in height of the building when replacing the car park with new offices.</p> <p>Camden Council has always taken account of the concerns of the residents of the Ziggurat in looking at the effect on loss of light and privacy concerns when considering planning applications relevant to our building. I note that in the pre-application letter from Camden, you have written:</p> <p>“Finally, there is still concern over impact on amenity including daylight/sunlight, privacy and loss of outlook for the surrounding buildings. There is a concern due to the increase in height and massing, certainly on the upper floors that there will be a significant impact on outlook, overlooking, loss of sunlight and daylight and an increased sense of enclosure for the neighbouring buildings. There are residential buildings along St Cross Street and Saffron Street within close proximity and this aspect needs to be tested and built into the design”.</p> <p>It is evident from the planning application documents that this has not been built into the design. The Daylight, Sunlight and Overshadowing report shows considerable loss of light to flats in the Ziggurat. I object on the grounds of reduced light to flats in the Ziggurat resulting from the increased height of the new building compared with the current height of the car park.</p> <p>I would note that in the planning application for the adjoining building 77-79 Farringdon Road, PSX0205254, the original proposals were changed following objections from residents of the Ziggurat and discussions with Camden council, to omit a 7th floor addition, which would have impacted on light and privacy for flats in the Ziggurat. Also, a proposal for an external glass lift or lightwell was omitted, which would again have caused loss of privacy for Ziggurat residents.</p> <p>On Saffron Hill an appeal against planning permission refusal for an additional floor at 67-74 was rejected, including on the grounds of loss of open outlook to residents of flats in the Ziggurat. An earlier application was rejected on the grounds of loss of amenity due to an outlook of office windows, but the additional story was still rejected when these were replaced with a blank wall. The refusal also includes reference to building in restrictions so that a proposed green roof could not be used as an outside space by office workers: <a href="https://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8327355/file/document?inline">https://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8327355/file/document?inline</a></p> <p>Whilst I object to any increase in height in any event, I also object to outside terraces on the north elevation facing the Ziggurat due to the impact of noise and loss of privacy. Given the increase in home working post-pandemic I do not consider that this could be dealt with adequately by restricting hours of use of the terraces.</p> <p>Considered against these precedents for neighbouring buildings, it is clear that Camden Council are mindful of loss of privacy and light to flats in the Ziggurat when considering applications for neighbouring buildings. I consider that the current application should be rejected on similar grounds.</p> <p>If the application for a building of this increased height were accepted (whereas previous applications have been modified or rejected) then I expect residents of the Ziggurat might face similar applications for increased height buildings on other elevations and that could affect the amenity for many flats as well as those which will be directly affected by the loss of light and amenity which would result if the current application were granted. If restricted to the current height of the car park the building will still, I expect, include an element of loss of privacy to flats which face directly on to the building, and I would be grateful if the council would bear this in mind in considering the design of glazing in the proposed new building facing onto residential flats.</p> <p>I would also like to raise concerns about the proposals for refuse collection from the building. I note that the application allows for refuse to be stored internally, but I would be grateful if the council could consider the</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>hours of collection, to ensure that refuse is not left out on the street in hours when the café and offices may not be fully staffed. This would also be important in considering the noise from any refuse collection vehicles. The proposed new building is on a mixed use street, where the existing use is partly offices and car park, and partly residential. Therefore consideration needs to be given to noise, loss of privacy etc relevant to a residential street, rather than focussing purely on the increase in office space, and amenity to office workers from outside space which would be to the detriment of residents on the street.</p>

---

**Total: 8**