

9th May 2024

Dear Sirs

I write to object to planning permission 2024/1364/P

I live there with
my flatmate, Calum Lamont, and his wife, Elena Verseckaite.

is immediately adjacent to the proposed development adjacent to the Ziggurat Building. In particular, the sitting room for the flat faces the proposed development, as does my daughter's bedroom. At present, whilst we can see the current iteration of the adjacent building, the height and distance of the that building is such that it is not obtrusive in any way: the flat roof of that building is below eye level and allows both a view and plenty of natural light. As I write this letter, it is sunny spring day and the flat is reasonably well lit by natural light. Should the proposed development go ahead, even on a sunny day such as today, it is overwhelmingly likely that the majority of natural sunlight will be blocked from the flat, plunging the flat into relative gloom. I have seen the sunlight material from ZFL's light consultants which record that the impact in VSL terms will be damaging. I have also seen the studies which show that there will be direct overshadowing and blockage of the sunpath in winter months.

We have lived in Clerkenwell and in the Ziggurat Building on and off for a number of years. I actively welcome the development and improvement of the surrounding area and have no doubt that the adjacent building would merit from refurbishment or rebuilding. However, even with that in mind, the proposed development is on a scale simply out of proportion with the adjacent buildings including the Ziggurat and will, as I understand it, reach significantly higher than the adjacent office use building which fronts onto Clerkenwell Road. Furthermore, the proposed development will significantly block out natural light (including direct sunlight in the winter months which is currently enjoyed all year round) and have a deleterious impact on my daughter's and my quality of life in the Ziggurat Building.

For completeness, I also note that the size of the new development will also mean that my daughter's bedroom is significantly overlooked from multiple upper levels where, at present, there is no such overlooking.

I have been provided with sections from the pre-application advice by other residents of the building and I particularly note the reference that *"there is a concern that 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"*.

I remain profoundly concerned that those matters raised in the pre-application advice have not been remedied. In truth, there can be no sensible dispute that there will be an impact on outlook – the view from the flat will effectively be blocked off. Furthermore, we will be overlooked, and in addition, there will be a significant loss of sunlight and daylight. We will also be disturbed by the noise of office workers on terrace spaces which are less than 10m away from our bedroom, living room, and external amenity spaces.

I also note that with the number of windows and balconies said to be incorporated into the proposal, setting aside the size of the same, there will be a wholesale loss of privacy, something which is particularly concerning given the bedroom's use by my young daughter.

In the circumstances, I object to the scheme on the following grounds:

- (i) Size massing
- (ii) Loss of privacy
- (iii) Right to light
- (iv) Wellbeing
- (v) Noise
- (vi) Loss of light and overshadowing

I am aware that the owner of the flat, Calum Lamont, has already submitted a detailed objection to the application and has set out, amongst other things, details of the apartment alongside annotated images. I would respectfully ask you to read this objection in conjunction with that other objection in order to avoid needless repetition in this document.

That document sets out in detail the grounds for objection and makes it very clear that, amongst other things, the overlooking, loss of privacy and loss of sunlight/daylight will be both significant and severe. I ask you to take particular note of the verified views with overlooking superimposed to consider the loss of privacy. As the closest flat in proximity to this new development, I consider that our views should carry significant weight.

In conclusion, I strongly object to the proposed development in its current massing. The size of the same is simply overwhelming and will lead to a dramatic loss of enjoyment of the property for the reasons set out above.

Kind regards

Rhys Davies