

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1364/P	Tejina Mangat	11/05/2024 18:17:42	OBJ	<p>I am writing to object to planning permission 2024/1364/P. I have a flat in Da Vinci House, a residential building which is directly opposite the proposed development. I have an outside terrace running the full length of the flat, also facing the development. The proposal envisages substantial increase in the height and mass of the building from that of the existing car park and office building which, if permitted, will be dominant and overbearing for Da Vinci House and other neighbouring residential buildings. The present office space above level 6 of the car park is set back significantly from St Cross Street and from Da Vinci House which means that at present my flat is not overlooked at all. I have an open outlook and privacy both in the flat and on the terrace. The development proposal and supporting documents do not mention or take into account my terrace or the terraces and outside space of my neighbours at Da Vinci House which also face the proposed development.</p> <p>I strongly object to any increase in height of the building when replacing the car park with new offices. I also object strongly to the increase in massing and to the proposed development coming closer to Da Vinci House on its upper levels than the existing building profile. My flat is presently bright and airy, with sky views. The increase in height of the proposed development and its increased mass and changed profile, coming closer than the existing offices, will result in being overlooked and in loss of privacy, light, amenity and sky views, including on my and my neighbours' terraces. The Daylight, Sunlight and Overshadowing report indicates significant loss of light to the windows in Da Vinci House facing the proposed development because of the increase in height and mass of the building. I also object strongly to the proposed terraces in general and in particular on the St Cross Street side of the proposed development due to privacy and noise. The terraces will face residential flats. On the St Cross Street side, my terrace and flat will be directly overlooked, resulting in substantial loss of privacy. There will be also be noise disturbance from office workers on the terraces. Given the fact of extensive home working post-pandemic I do not consider that noise disturbance could be dealt with adequately by restricting hours of use of the terraces.</p> <p>The proposal is also excessive in height and mass in relation to the profile of the immediate surroundings and the neighbouring buildings in general. If the application succeeds, then there are likely to be further applications by surrounding office blocks for additional floors and mass which will compound the issues of daylight, overlooking and privacy for the residents of this part of Camden.</p> <p>Also, there has been a lack of effective consultation. There is a substantial difference between the proposed design illustration in the flyer for the proposal put in local letterboxes, which contained an artist's drawing of the proposed design of broadly the same proportions as the existing building, and the present design for a very much taller and bigger building.</p> <p>The proposal should be restricted to the height and profile of the existing building.</p> <p>If restricted to the current height and profile, there will still be some loss of privacy to flats which face directly on to the building. Could the Council please take this into account in considering the design of glazing in the proposed new building where it faces onto residential flats.</p>

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2024/1364/P	Anne Gorman	12/05/2024 16:47:20	OBJ	<p>As owners of a flat in the Ziggurat building, 60-66 Saffron Hill, we are writing to object to planning application 2024/1364/P.</p> <p>Our objection is two-fold, the height of the proposed building and the loss of the car park facility. The proposed building is too high which means it will overlook apartments in the Ziggurat and infringe residents' privacy especially with the addition of an outside terrace. Whilst I appreciate that developments must go ahead, I think this site is far too close to the Ziggurat for such a high-rise block and that the plans need to be revisited taking this into consideration.</p> <p>Our second object is the loss of the Car Park. Apart from the loss for residents' visitors, small businesses will suffer due to its closure. In addition, almost all our tradesmen use it, as it is easy to unload tools etc outside the Ziggurat and then park for several hours in the Car Park. What will they do when it is demolished? Park on the streets clogging up the area. There needs to be some parking for tradespeople and customers of local businesses.</p>

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