

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5548/P	Judith Milner	11/01/2025 18:41:51	OBJ	<p>I live in Langdon House, directly opposite the proposed site for the additional 8th floor plant and community space on the big west-facing roof of 63-66 Hatton Garden.</p> <p>Whilst I wholeheartedly embrace the concept of the replacement of the windows in that building and the internal restructuring of the floors to enhance revenue for the building owners, I strongly object to the creation of the additional 8th floor on the big roof of that part of the building which immediately faces me in very close proximity. It will create a definite shadow into my kitchen and front room, and it will be even worse for my immediate next-door-neighbour whose flat aligns more directly with that roof. My immediate next-door-neighbour has lived in her home since 1964, and it will break her heart (and mine also, having lived in my home since 1997) to then have to look at a monstrous carbuncle of a metal box directly outside our affected windows. The north-easterly skyline view from our affected windows will also be totally annihilated in the process. We are both leaseholders, the proposed plans will devalue our homes beyond compare when it comes to selling our homes, and there would be no likely compensation for any shortfall in sale value from the owners of 63-66 Hatton Garden ...</p> <p>The inclusion of a community space on that roof is no different from the community space set to be provided by the intended roof terraces - of which many of us at dwelling-level currently see the roof for the intended most-northern roof terrace with its ugly mobile phone antennae (and all other residents can see from ground level in our block) but, if the new 8th floor roof addition goes ahead, we will no longer see that roof ... yet we will have to suffer possible/probable noise nuisance in warmer months from the new roof terrace(s), along with all of our other neighbours who will be within earshot and view of the northerly roof terrace.</p> <p>The ducting for the intended new plant will also be an eyesore to anyone who can see (and also hear) it. The stated noise survey for the planning application was, apparently, futile with regard to where any probable noise might be emitted because it was allegedly conducted in the furthest-away location from where any probable noise might arise, and also possibly not conducted on the date(s) specified in the application.</p> <p>The addition of a monstrous metal box directly outside my own and my next-door-neighbour's home, the loss of light and sunlight, and the addition of probable noise nuisance from any roof terrace(s) is not at all endearing. I, as an aside, have been a guardian of that particular building on many occasions in the past, in order to keep and preserve it. I will be incredibly disappointed to learn that, now, the owners of that building disregard and disrespect any efforts I have previously made to keep that building in good condition by forging ahead with the addition of the plant and community space on top of the existing 7th floor which will totally ruin my own existence and that of my immediate next-door-neighbour in the same process. It might be enough to see her demise, in fact.</p> <p>Why not wait until 2062 to build on that roof? The building owners will understand the date. In the meantime, please let us be.</p>

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2024/5548/P	Langdon House Residents' Association	11/01/2025 16:46:57	OBJ	<p>Whilst we have no objection to the replacement of 63-66 Hatton Garden's windows and the refurbishment of the interior structure to enhance its layout in order to attract more revenue, we residents of Langdon House (some of whom do not have the capacity to respond to this consultation) strongly object to the creation of a further level being built on top of the existing west-facing large roof at the 7th floor of 63-66 Hatton Garden, immediately opposite our homes. There is only approximately 12/13 metres' distance between the closest brick wall of 63-66 Hatton Garden and our residential block, yet no reference appears to have been made to that effect on any of the associated plans/details as far as we can see.</p> <p>The intended positioning of plant on top of that roof at the closest point to Langdon House will very adversely affect the middle levels of dwellings by creating a shadow which will reduce both natural light and sunlight, and it will also block sunlight into our residential grounds as the sun transits from east to west. The plant (presumably a massive metal box) will be a total eyesore if put at the closest point to us, right under the noses of all residents living on the middle/upper levels of Langdon House, and especially so for the residents living at 8th floor who - after 62 years of having a clear view of the surroundings - will be forced to look directly at the plant and the community space immediately opposite their windows. The associated ducting, intended to run down the full height of that brick wall, will also be an eyesore to every residential dwelling of our building that will see it.</p> <p>The section of roof terrace intended for the north side of 63-66 Hatton Garden is very visible at the Langdon House side from many of our dwellings and at ground level alike, and we are likely to have to suffer noise nuisance from that. The timings for use of the roof terraces are also excessive (8am-9pm), considering normal office hours are less in duration, and the working-from-home contingent would not even be present to want to use the terraces throughout those times. The roof terraces, themselves, form a community space so therefore there is no material need for a separate community space on the big roof.</p> <p>The details state that a noise survey took place between 29-30 July 2024. What noise was tested for at levels 1 and 2? Any roof terrace noise would definitely affect those local residents closer to the top of 63-66 Hatton Garden building, therefore why was the noise survey only conducted on levels 1 and 2?</p> <p>Regarding noise, and the closeness of that roof to our block, three men sat on the big roof of 63-66 Hatton Garden on 31 July 2024 until 9.15pm that evening, drinking alcohol (there are no safety barriers around that roof), and at 10.15pm that evening there was a blaring noise coming from one of the points the noise survey indicates, under the hood of the car park – presumably the two events are linked. The blaring noise was similar to a TV advert, for Tombola, and it could be heard at the very top residential level of Langdon House so we expect other close-by residents would also have heard it. We therefore question as to whether that event actually formed (part of) the noise survey?</p> <p>Also, various of the dwellings on the upper levels of Langdon House are leasehold, and the creation of a new and unsightly 8th floor addition to 63-66 Hatton Garden will definitely devalue their homes at any time of sale. We doubt that the Pearl &amp; Coutts group of companies would be willing to compensate any seller(s) for any shortfall in sale price due to the impaired view their successors would have to endure.</p> <p>We therefore implore you to have consideration of all of the above factors and to decide to leave that roof as it currently stands.</p>

Judith Milner

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				Secretary - Langdon House Residents' Association
2024/5548/P	Doren Abdulrahman	11/01/2025 09:42:28	OBJ	I would like to object the proposed planning as it will impact my view from my windows and cause visual and noise pollution for my family and I.
2024/5548/P	Patricia nastri	11/01/2025 23:22:29	OBJ	I am a home owner in langdon house 8th floor and this building works will infringe on my natural lighting into my property and will block out my view from my adjacent windows . This will obviously caused me alot of distress and could stop my onwards selling of my property or hinder to maximum sale price. I think the building works show not be load. We already have to put up with the telephone ariel that is on the rooftop , which is a danger to my health and at some point the building owners will no doubt be getting law suits if anyone in the block get any type of radiation poisoning. Thr equipment on the roof has warning signs of potential damage to health.