

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1683/P	Mark Mayfield	M&G Real Estate 10 Fenchurch Avenue London EC3M5AG	23/05/2025 11:19:26	OBJ	<p>We are writing on behalf of our client, POUNTNEY NOMINEES 1 LIMITED of P0 Box 255, Trafalgar Court, Les Banques, St Peter Port Guernsey GY1 3QL and POUNTNEY NOMINEES 2 LIMITED also of P0 Box 255, Trafalgar Court, Les Banques, St Peter Port Guernsey GY1 3QL each as nominees for NORTHERN TRUST (GUERNSEY) LIMITED and Limited in its capacity as trustee of THE CHARTERHOUSE UNIT TRUST and in respect of planning application 2025/1683/P. They own 17 Charterhouse Street, one of the adjacent buildings to the proposed development.</p> <p>We wish to support the letter of objections submitted on behalf of Anglo American and De Beers who occupy our client's property at 17 Charterhouse Street and St Andrew's House.</p> <p>In summary, whilst our client welcomes and acknowledges the need for investment in commercial buildings and as such is supportive of the same at 19 Charterhouse Street it would appear that the scale and nature of the development is not commensurate with its location within the streetscape and as such it will negatively impact the surrounding area, not just our client's property. In particular we have concerns over the following:-</p> <p>Daylight and sunlight – As Anglo American and De Beers' consultants have highlighted we anticipate that the impact is greater than suggested in the supporting documentation to the application and has not provided sufficient complete technical evidence nor mitigation measures to reduce concerns over the anticipated degree of impact nor has consideration been given the photo voltaic installation on 17 Charterhouse Street. In addition, please see the note below in Highways and the potential impact on the streetscape of Saffron Hill by the reduction in daylight as a result of the proposals.</p> <p>Scale and Massing – Given the linear nature of the current building at 19 Charterhouse Street and proposed degree of extension it is inevitable that it would negatively impact the surrounding area including Farringdon Road, listed buildings located on the same and within the proximity of the building along with important sight lines etc. It would we believe significantly impact our client's building given the lack of set backs which are precluded due to the footprint of the building. In addition, as proposed, it breaches the St Paul's Viewing Corridor. Beyond that, the work undertaken by Anglo American/De Beers consultants further advises that the proposed new building would impact the Gamages Estate which in turn could impact the residential amenity, a material consideration in the planning of the redevelopment of 17 Charterhouse Street. It is also we understand the case that the proposed development would create a tall building as defined in the Council's emerging local plan and if correct it would be contrary to intended planning policy as it's not in a location identified as being suitable for the same.</p> <p>Highways – Saffron Hill is a narrow street located in part between our client's building and 19 Charterhouse Street. Given the nature of our occupier's use of the building and a heightened requirement for security we are concerned that the increased use for servicing and waste collections once built (and setting aside logistical concerns during the period of redevelopment) without adequate provision being made for the same and given the proposed changes to servicing locations would not just impact our client's property but beyond that the highways themselves and surrounding area. Furthermore, we are unclear as to the interface between the</p>

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					<p>proposed increased pedestrian use of Saffron Hill with the provision of starter units and increased traffic in such a small location. Beyond that, Saffron Hill has been an area of anti social behaviour. Increasing significantly shadowing caused by a substantial vertical extension could create a walkway which would not encourage footfall but rather provide further opportunity for anti social behaviour. The residential units at St Andrews House are accessed via Saffron Hill outside normal office hours and there are therefore concerns about the safety of those staying in the same should this be the case.</p> <p>We would be grateful if these comments could be taken into consideration at the time of determination of the planning application.</p> <p>Yours faithfully,</p> <p>Mark Mayfield, M&G Real Estate on behalf the freeholder of the adjacent building.</p>
2025/1683/P	Mary O'Sullivan	Flat 30, Jeygrove Court, 101 Hatton Garden, LONDON, EC1N 8LB, UNITED KINGDOM	24/05/2025 12:49:59	OBJ	<p>The proposed height breaches the St Pauls' Viewing Corridor. LV1A p80.</p> <p>All Gages Estate residents will be subject to noise and disruptions for a minimum of two years – and does not include the refurbishment of 120 Holborn. The completed works will not benefit any of the residents in the area. These works will only set a precedent for future high-rise developments and Gages Estate will be in danger of being enclosed by these tall extensions.</p>
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