

From: Mario Ercole Borza [REDACTED]
Sent: 30 May 2025 11:08
To: Planning
Subject: OBJECTION - Planning Application 2025/1683/P - 19 Charterhouse Street London EC1N 6RA

EXTERNAL EMAIL

Dear Mr Greenhalgh,

I write to formally object to the above planning application for the remodelling, refurbishment and extension at 19 Charterhouse Street. I believe this proposal represents overdevelopment that would cause significant harm to the historic environment and local area.

Heritage and Conservation Concerns

St Paul's Cathedral Viewing Corridor Breach

The applicant's own Landscape and Visual Impact Assessment (p.80) confirms the proposal would exceed the threshold plane of the Landmark Viewing Corridor by 652mm, causing harm to the setting of the Grade I listed St Paul's Cathedral and Grade II* listed Old Bailey. This technical breach directly contravenes established heritage protection policies and should result in refusal.

Hatton Garden Conservation Area Impact

The proposal would cause substantial harm to the character and appearance of the Hatton Garden Conservation Area through its excessive scale and massing. The 20-metre height increase (from 40.5m to 58m AOD) represents a 43% increase that is wholly inappropriate for this sensitive historic context.

Scale and Design Objections

Excessive Height and Massing

- Adding 5 storeys (doubling from 5 to 10 storeys) creates an overbearing development
- The Design Review Panel specifically noted concerns about the "sheer wall along Saffron Hill" being unacceptable
- No evidence that Panel recommendations have been adequately addressed

Precedent Concerns

Approval would set a dangerous precedent encouraging similar inappropriate high-rise extensions throughout the conservation area, fundamentally altering its historic character.

Policy Compliance Failures

National Planning Policy Framework

The proposal conflicts with NPPF paragraphs requiring:

- Great weight to be given to heritage asset conservation
- Clear and convincing justification for harm to designated heritage assets
- Enhancement of conservation areas where possible

Local Plan Policies

The development appears to breach Camden's own height and design policies for conservation areas, particularly regarding appropriate scale and materials in historic contexts.

Additional Concerns

Residential Amenity Impact

- Minimum 2 years construction disruption for surrounding residents
- Potential daylight/sunlight impacts on neighbouring properties requiring assessment
- Wind microclimate effects from increased building height

Cumulative Impact

Combined with other developments (referenced 120 Holborn works), this creates excessive cumulative disruption and environmental change to the area's character.

Inadequate Justification

The application description deliberately omits the 5-storey height increase, suggesting awareness that the scale is inappropriate. No compelling justification has been provided for such substantial harm to heritage assets.

Conclusion

This proposal represents overdevelopment that prioritises commercial gain over heritage protection. The confirmed viewing corridor breach alone should result in refusal, whilst the cumulative heritage and design harm makes approval contrary to established planning policy.

I urge the committee to refuse this application and encourage a redesigned proposal respecting the area's historic character and established height parameters.

I request notification of the committee decision and any future related applications.

Yours sincerely,

Mario Borza local resident of:

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