

7th October 2014

Ms Karen Scarisbrick
East Area Planning Team
Camden Council
Town Hall Extension
Argyle Street
London WC1H 8NJ

Re: Planning Application Number 2014/5148/P

Dear Ms Scarisbrick

I write to formally **OBJECT** to this application.

My concerns can be summarised as follows:

- 1) The introduction of 4no. windows at fifth floor level in the proposed roof extension's eastern elevation would have a significant, adverse impact on residential amenities currently enjoyed by occupiers of residential properties located within the upper floors of Farringdon Point at nos. 29-35 Farringdon Road.

More specifically, it is argued that by reason of the proposed windows' relationship with existing windows and balconies in the western elevation of Farringdon Point (i.e. at a higher level and in close proximity), occupiers of these neighbouring residential properties would suffer from unacceptable levels of overlooking and an undue, consequent loss of privacy.

The proposed roof extension is therefore contrary to policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Camden Planning Guidance.

- 2) The proposed alterations to the shopfront at ground floor level are not materially different to those that were proposed in the previously refused application (reference: 2014/1555/P).

Camden Planning Guidance CPG1 states that shopfronts should respect the detailed design of the building itself, and should

sensitively relate to the scale, proportions and architectural style of the building and surrounding facades (7.11).

Whilst the proposed treatment of the Greville Street elevation is considered acceptable, it is noted that the proposed treatment of the Saffron Hill elevation still includes the installation of a full height window and therefore does not include the retention of the existing stallriser.

Such a design feature is contrary to CPG1 (7.12) which states that stallrisers should be retained and generally incorporated into any new shopfront on a period building. In addition, this large expanse of glazing at ground floor level in the building's Saffron Hill elevation would fail to successfully relate to the existing fenestration in the application property's upper floors and the adjoining public house's elevation detail.

I trust that you will concur with the above comments and ultimately refuse this application for the reasons stated.

Yours sincerely

A solid black rectangular box redacting the signature of Ms Catherine Simpson.

Ms Catherine Simpson

(on behalf of the residents of Farringdon Point)