

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9527436

Planning Application Details

Year	2014
Number	3391
Letter	P
Planning application address	Farringdon Point 29 - 35 Farringdon Rd

Title	Mr.
Your First Name	Peter
Initial	
Last Name	Wharfe

Organisation

Comment Type	Object
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Postcode	EC1M 3JB
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Address line 1	Flat L39 Farringdon Road
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Address line 2	LONDON
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Address line 3	
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Postcode	EC1M 3JB
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E-mail

Confirm e-mail

Contact number

Your comments on the planning application

I believe the application to be misleading as after looking at the plans it appears that the new block is to be situated in Saffron Hill rather than Farringdon Road and as such will have a detrimental effect on existing property adjacent to 29-35 Farringdon Road with particular regard to loss of light.

If you wish to upload a file containing your comments then use the link below

No files attached

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About this form

Issued by

Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference

9527436

Dear Sir/Madam,

I am a resident of a flat built in 2009 at 29 to 35 Farringdon Road, now known as City View Apartments flat 13. I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to this development in this location under the current proposal.

I wish to express my agreement with the letter that has been submitted by the Residents Association Company of the 14 residential flat properties of City View Apartments and expand on it. I agree with all the objections stated in said letter.

1) I would like to add that the plans attached to the proposal are inaccurate and seem to omit/diminish the size of the balcony of my flat which stretches along the sixth floor of City View Apartments. The plans are also not accurately depicting the internal plans and several windows of City View Apartments as well.

All of my flat's windows face the proposed property and hence my flat and my balcony would be overlooked directly from the new property's flats and terrace from only a few metres away. This overlooking of all of my property's rooms would hence reach an unacceptable extent.

2) The construction will reduce the area of service yard and related rubbish and waste disposal facilities, reduce bin space to service both the commercial and City View apartment waste and rubbish removal.

3) The service yard redesign will only facilitate a small number of car parking spaces, cycle racks and will result in all commercial servicing of the public house and other commercial space taking place on street in Saffron Hill exacerbating the already congested nature of Saffron Hill at its junction with Greville Street. This property will further reduce the number of available parking spaces that ensure the flow of traffic through Saffron Hill. Even currently, when the yard is occupied, a serviceman, supplier or any other car stopping in front of the building blocks the traffic in Saffron Hill.

4) My other concern is that with an open yard remaining in the middle between 29 to 35 Farringdon Road and the proposed property, any noise in the yard would be amplified by the sound bouncing off all the buildings and funnelling upwards. There is a restaurant and pub establishment located on the ground floor of 29 to 35 Farringdon Road with deliveries and rubbish collections throughout the majority of days starting early mornings significantly impacting the living conditions 29 to 35 Farringdon Road and the proposed property.

5) The new property would not only obstruct the view from all the windows and balcony of my property but also significantly decrease the amount of light entering the property.

As mentioned already in the letter from the Residents Association Company, the daylight and sunlight report prepared by Malcolm Hollis indicates that there is at present unacceptable impact on the inner City View apartments. Moreover the external fire escape staircases within the courtyard

area will have an unacceptable visual impact from my flat and even greater impact on certain other flats where the windows would be obstructed by the staircase.

6) Construction work on such a tight site would be very difficult to manage and would materially inconvenience the City View apartment residents, notwithstanding the ability by condition to limit hours of operation and contain noise and dust emissions. The living conditions in the flat would become unbearable with a building site so close to all of my flats windows. If scaffolding was erected I would also be concerned about the security of the flat, especially due to the close proximity of 29 to 35 Farringdon Road and the proposed building. Moreover I am concerned that the construction could damage and would pollute the façade of 29 to 35 Farringdon Road.

I would like to reiterate my strong objections against the new construction with a particular concern to the height of the proposed building.