

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6568/P	Alison Carter	1 Shene Building Bourne Estate Portpool Lane London	23/11/2014 12:15:52	OBJ	<p>As residents of Flat 1 Shene Buildings, Bourne Estate, Portpool Lane, Alison Carter and Michael Goulden object to the proposed planning application.</p> <p>We object to any new development being any taller than the current building as we have very low light levels in our flat and an increase in building height will further block out sunlight, particularly in winter. Our living room is on the South West corner (closest to the proposed development).</p> <p>We also object to the removal of the three existing black locust trees situated North of the proposed development site. These are beautiful tree which provide much needed greenery behind Shene Building and should be protected.</p>

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2014/6568/P	Edward Cassels	Flat 5 Shene Buildings Bourne Estate Portpool Lane London EC1N 7UE	21/11/2014 17:07:33	COMMEMP ER	<p>Dear Sirs,</p> <p>Comment 1: Retention of Trees</p> <p>The Tree Report clearly states that the three black locust trees sited immediately to the North of the proposed development site will not be removed (see 3.1.1).</p> <p>The key to the Existing Photographs document (page 2, reference 4), however, states that these three trees will be removed.</p> <p>Can the council please clarify that these trees will not be removed, as doing so would be in contravention of the Tree Report's recommendations and representations?</p> <p>The trees are, and will remain on, council land, and their roots do not encroach onto the proposed development site. Apart from a small scrubby hedge and some (currently empty) plant pots, they provide the only greenery in the quiet garden area behind Shene Buildings.</p> <p>Should the application be successful and residential apartments be built on the 1-5 Portpool Lane site, the trees would be a crucial means of preserving the privacy of council residents living in Shene Buildings from oversight from the new apartments, and indeed the reverse is also true - they would protect the privacy of any incoming residents. They would continue to provide greenery in a heavily developed corner of the Conservation Area, and would as such add to the appeal of the new flats. They will not, as the report points out, shadow any new development (being to the north of the proposed site).</p> <p>I await your confirmation on this point.</p> <p>Comment 2: Height of proposed development</p> <p>The new development will be significantly taller than the current development, and, as the Daylight Report acknowledges, will block out sunlight (particularly in winter) from the lower stories of Shene Buildings, particularly those at the south end of Shene Buildings, including my own property. The report acknowledges (see para 3.10) that one room of my property will be affected such that the relevant BRE guidelines (see para 2.5) are breached. I confirm that, contrary to the assumptions in para 3.11, the room affected is used as a habitable space (a living room), and the impact of the light loss cannot be disregarded to the extent possible under the BRE guidelines if it were used as a non-habitable space. I would ask the that the new development use appropriate architectural techniques for the top floor to prevent the loss of daylight from contravening BRE guideline standards, and am happy to be contacted to discuss this.</p> <p>The development seems a useful one, but is currently flawed in these two respects. I am not opposed to the development, subject to the above issues being resolved.</p>

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					Many thanks,  Edward Cassels Solicitor, MA Cantab

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