


Dear Ms. Phillips,

With respect to the planning application 2015/4532/P we would ask you to consider our comments below in arriving at any decision, and conditions thereof.

While we do not object to the change of use of the basement per se, we do have some concerns which we would kindly ask you to consider as conditions of any approval granted. In a spirit of collaborative engagement, we have sought to raise these concerns with the developer/freeholder directly before the deadline for comments, but unfortunately he was not available to meet with us before the deadline for comments expired. As such, we are submitting these comments below for your consideration, but without the benefit yet of having discussed these directly with the developer. A group of the current Leaseholders/residents is planning to meet with the developer/freeholder, which may help address a number of the concerns we (and perhaps others) may raise. We would therefore kindly request that any consideration of the application be delayed until October/November, when those discussions should have been concluded.

Kind regards,


Flat 2 Sienna Buildings

Use of Existing Access: We would kindly ask Planning to consider that any approval should stipulate that the basement flat entrance will be via the existing front door to 47 and stairs to the basement. If a different entrance is proposed at any point we would request that this require a separate planning application, and another chance for those affected to comment. We would kindly also ask Planning to consider ensuring access to common services for all residents (eg meters, broadband, phone lines, CCTV) should continue to be guaranteed during and after the works.

Sound Insulation: We would kindly ask Planning to consider that any approval to the change in use include a variety of measures to reduce the impact of increased noise pollution, especially for the mews houses and flats at the back of block 47. This could include retaining the two-story wall around the patio at the rear, sound-insulating glazing on the patio doors and mirror/light shafts, and sound insulation in the ceiling of the entire development.

Disruptions during the Works: We would kindly ask Planning to consider placing certain constraints on the disruption to other residents during the works a condition of any approval. This could include, for example:

- Continued access to the refuse area, car parks, entrance foyer, electricity meters, etc. during the works;
- A maximum duration of 4 months for the works
- Restricted works to weekdays and working hours
- Make-good of any damage to common parts (eg entrance floors, walls, car park) as a result of the works

Sewage Pipe Repairs: The change of use of the basement to residential use will likely place further strain on the sewage pipe which is already in need of repair. We believe this will therefore need to be fixed as part of the works; the developer has offered to do this at their cost. We would kindly ask Planning to consider making this a condition of any approval.

Inclusion of Bike Racks: We very much welcome the inclusion of the bike racks in the project - Hatton Garden is a congested area. We would therefore propose provision of at least 1 bike rack per flat without a parking space (at least 8) as a condition of consent. We believe there may be more suitable locations to be considered, such as wall mounted in the alcoves in the drive-way, which would not impact manoeuvrability (because of the existing columns).

Positioning of Mirror/Light Shafts Away from Access Paths: We understand the desire to create light shafts in the carpark area to try to achieve a level of light in the living spaces of the flat. This has the potential to create somewhat un-nerving obstacles in the carpark and in front of the block. During poor weather they could also present a slip hazard. We would therefore ask that any approval require these be as safe as possible (eg non-slip) and be located away from usual access to the block/maisonettes.

Agreement on Changes in Lease Terms: The existing leases include terms based on the current numbers of flats, and a division of current floor space, for example in the division of ongoing management/service costs and ground rent. We would kindly ask Planning to consider making, as condition of any approval, the agreement by all Leaseholders of any new Lease terms.