



BY APPOINTMENT TO
HER MAJESTY THE QUEEN
PRECIOUS METAL CASTERS
JUST CASTINGS LONDON

JUST CASTINGS LTD

24th May 2016

Camden Council Planning Department,

Dear Ms. Hazelton,

Re: 19 St. Cross Street, EC1N 8UN - 016/0873/P.

We write to address/correct some of the issues raised by our neighbours.

We took occupation of the Ground floor and Basement of the above building on the 30th January 2015. Our business is that of jewellery casters and manufacturers. Our opening hours are 9:00am to 6:00pm and working hours are around half an hour either side of these depending on work load. We are a light industrial company and the basement will be used for most of our industrial operations. The Ground floor will mainly be showroom/storage/offices/meeting room with toilets and a tea area.

The rear of the Building consisted of a single storey extension with Georgian Glass metal framed lean to roof-lights spanning the whole of the left side and rear of the extension. As can be seen from the photos you already have there are vertical sections of glass and sloping glass to the first floor flat window cill. In the 1990's a 2-storey extension was built above this Area. The beams supporting the 2-storey extension were crudely cut into the skylight frame and glass. The metal frame was corroded and a large number of Georgian Glass panels were cracked and broken. To this extent, in the more recent past, mineral felt was placed on the top of the roof-light to limit water ingress. The water ingress was substantial in areas and it was a condition of our Mortgage Application that a Structural Survey be carried out to establish the extent of the damage caused by this water ingress. Attached is the Structural Engineers report.

We are somewhat surprised that Mr Callery was not aware of the presence of these roof-lights until a few years ago. I have been aware of their existence for more than 10 years, where the tenant at the time complained about the break-in from these on a number of occasions. They were not covered at the time and security bars were installed to prevent access to the unit. It is also surprising that he did not notice them all the times he had to climb out of his window, onto them, in order to clear the gully due to the then Landlord's failures.

The condition of these roof-lights were a bone of contention between the then Landlord and Residential Tenants and it is our understanding, from one of the Tenants, that some of them withheld Service Charge payments until the issue was resolved. The Managing Agents should be in a position to confirm this.

Below these roof-lights there was a newly installed suspended ceiling. We removed this in order to install fire and sound insulation to the ceiling above the ground floor unit as per Building Regulation Requirements. While carrying out the works a section of the sky-light collapsed. It became apparent that the metal structure was beyond repair and for Health and Safety reasons had to be taken down. Until that stage it was the intention that it be repaired and any broken glass panels be replaced.

In order to meet Building Regulations for Sound and Heat it was replaced with a flat roof construction. Sky-lights were introduced to replace the natural light given by the old construction. We apologise once again but we were not aware that we required Planning Permission and our focus was on meeting Building Regulation Requirements for fire/sound/thermal.



BY APPOINTMENT TO
HER MAJESTY THE QUEEN
PRECIOUS METAL CASTERS
JUST CASTINGS LONDON

JUST CASTINGS LTD

We are somewhat disappointed by the first floor tenant's, Mr Callery, statements and comments. From the onset we had a number of meetings with him to discuss our plans and his and the other tenants concerns. We allowed him, the Managing Agent and their Representatives access to inspect and discuss the progress of works and addressed all their issues. We also discussed and have forwarded details of the Building Control Surveyor overseeing this work.

During our works we have undertaken a number of tasks at our cost, to address issues with the structure as a whole, that were not part of our remit. The suspended ceiling to the roof-light area did not offer any fire protection to the beams supporting the first floor roof as they were exposed. These were fire proofed to current standards.

We discussed the construction and location of the roof lights with Mr Cullery and his issues concerning light. It was discussed that our operating hours will not interfere with them being in their home and if this ever became an issue then we could introduce blinds or something similar. I think this point has been now raised by yourselves and addressed by our Architect.

With regards to noise this was addressed within our Building Regulations Submission. Windows are as per Velux Brochure or equivalent which meet all the Building Regulation Requirements for noise/heat/sound.

Mr Callery has raised the issue of vents. We discussed this and advised that these are the outlets for the statutory fans to the toilets and Tea Area. At the time he appeared happy as they have nothing to do with our processes.

We are extremely disappointed with some of the comments made by Mr Callery. Until such time as he acquired the freehold, around the 16th October 2015, we were in regular contact and had a good relationship. He and the other tenants were aware of the existence of the skylights and the type and location of the replacements and all the other works that we were undertaken. We believe that what was provided is much less obtrusive than what was there before. We fail to see how we can be denied natural light and ventilation considering the fact that natural light was always there and all construction was built around this. We do not believe that we are in breach of any planning policy and look to you reach the informed decision.

Yours faithfully

Leo Onoufriou BSC
Director