

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2181/P	Geoffrey Farrow and Sarah Morris	Raphael 28 Hatton Garden London EC1N 8DA	14/06/2016 12:35:13	COMMNT	<p>We write as owners of 28 and 28A Hatton Garden.</p> <p>We have no objection in principle to the extension of Minerva House but request that, when undertaking a site visit, the officer dealing with this application should contact us and arrange access to view our rear roof area at first floor and Minerva House from our property.</p> <p>We should point out that the boundary between 28 and 30 is not necessarily the straight line shown on the block plans submitted. Ownership of the rear boundary walls needs to be established to confirm this. Also, the first floor rear building belonging to 28 is not shown on any of the plans submitted. The pre-application notes comment that Minerva House is taller by two storeys than its neighbours but it should be noted that the storey heights of Minerva House are somewhat higher than those of no.28, the height difference is therefore emphasised.</p> <p>Although 28 and 28A are not in residential use we are concerned that there should be no loss of amenity and this can only be assessed by visiting 28 and gaining access to the rear.</p> <p>Item 3.2 of the planning statement says:-' the lightwells that provide separation between neighbouring properties at 25a and 28 Hatton Garden will be retained'. Depending upon how lightwells are defined this statement could be considered misleading.</p> <p>The application also advises that the new fourth floor will be of lightweight construction but a brick elevation is shown facing 28 - again, there is not necessarily any objection to this, it may be better for future potential development of 28 and construction methods will have to be considered post planning. It is also not clear what type of guarding is proposed to the roof terrace.</p> <p>We would just reiterate no objection in principle and our request for the planning officer to visit and for the application documents to clear up any inaccuracies.</p>
