

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3018/P	Rakesh Patel	Flat G.4 Ziggurat Building 60-66 Saffron Hill London EC1N8QX	24/07/2016 09:32:51	OBJ	I totally object to this extension. It shall block light, views and be a hindrance to the overall skyline in the neighbourhood. My windows will receive less light so I find this totally unacceptable.
2016/3018/P	Serena Davidson	Flat 4.7 Ziggurat Building 60-66 Saffron Hill London EC1N 8QX	24/07/2016 12:24:22	COMMNT	I live in the building next door to this building. They are terrible neighbours. Every morning their deliveries start between 5-6.30 they have deliveries and pick ups. This will only get worse if they add space. They continually flout the current planning restrictions in fact they just ignored the planning process with their last alteration. They have no consideration for their neighbours and they are not held to account. This is a conservation area and their luminous sign that pokes out onto the street which doesn't happen anywhere else on the street just brings attention to the building and the building is not attractive. An extension to it would further decrease the feel of street as a conservation area. Also, despite being next door neighbours, I have not received any notification and I can't see any planning notice displayed. They have no respect for the process.
2016/3018/P	Patrick Hayes	G.5 The Ziggurat 60-66 Saffron Hill LONDON EC1N 8QX	24/07/2016 09:09:17	OBJEMAIL	I write as a residential owner within the adjacent property. Over the last 3 years we have been plagued by anti-social out of hours noise from 67-74 - previous application and enforcement history refers. In our quiet street, an additional two storey extension would obviously lead to more vehicular and pedestrian traffic to the building. The committee is asked to consider the issue of our quiet enjoyment being forsaken. Please notify me by email of future decisions on the matter

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2016/3018/P	Calum Lamont	6.3 Ziggurat Building London	24/07/2016 16:15:10	OBJNOT	<p>I object to this proposal.</p> <p>First, it has not been properly notified. A single notice has been displayed on Saffron Hill and none on the lampposts immediately outside our residential building. Also, the notice has only been discovered this weekend, despite being dated 6 July, giving only 3 working days" notice to object. The owner of 67-74 Saffron Hill has attempted to extend upwards on numerous occasions in the past. In all of these attempts it has been refused permission to extend as a result of objections from residential neighbours nextdoor. Presumably as a result of this, the owner took direct action and illegally constructed a further floor in the undercroft without planning permission. This ultimately went to appeal and permission was refused and the developer ordered to demolish, which it refused to do so. The site is now policed by a s.106 agreement which is repeatedly flouted with vehicles parking in the lightwell area despite a complete ban on that activity. These are material considerations when it comes to deciding whether or not to grant permission for further development. The reality is that the landlord and the occupants are not able to control use of the space.</p> <p>Further, no residents of the Ziggurat building have been directly notified of this application despite being directly nextdoor. There has been no attempt at consultation, which is surprising in the circumstances.</p> <p>The Council's primary priority in planning matters is to protect residential amenity. The site is already very congested and, as set out above, is operating unlawfully following the last (unlawful) development.</p> <p>The current proposal will add further space and therefore people and noise into a complex mixed use area. not only will foot traffic be increased but also deliveries and parking on what is an extremely narrow street.</p> <p>Further, the additional storeys will affect residents in the north side of our building (approximately 20 flats) as it will block light and probably also the afternoon sun path. It does not appear that any sun path survey has been carried out. Further, it cannot be desirable to continue to build up in this area. Allowing this will set an unacceptable precedent which will only encourage other surrounding buildings to go higher, thus completely enclosing our residential block.</p> <p>I would ask that the committee refuses the application and that the numerous past refusals be the most sensible guide to what should and should not be allowed in this area.</p>

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2016/3018/P	Tom Jessell Jane Dodd	60-66 Saffron Hill London EC1N 8QX	24/07/2016 15:37:46	COMMNT	<p>We, Jane Dodd and Tom Jessell, of Flat 5.8 Ziggurat, 60-66 Saffron Hill, hereby object to the proposed commercial extension to 67-74 Saffron Hill.</p> <p>The reasons for this objection are:</p> <ol style="list-style-type: none"> 1. No formal notification to us of the plan. 2. Inappropriate reduction in light, and mismanagement of the existing light well. 3. There is no apparent change to previous applications, which were also rejected.
2016/3018/P	Katy Ricks	4.9 Ziggurat Building 60-66 Saffron Hill EC1N 8QX	24/07/2016 10:13:07	OBJNOT	<p>I register an objection to these proposals:</p> <ol style="list-style-type: none"> 1 No notification was received by me, or I understand, any other resident of the Ziggurat Building (approximately 60 residential units). The fact that this application is being made in July is in itself unhelpful. 2 The proposed extension will reduce light to the 20+ residential properties which face the existing building. 3 The existing building management is already unsatisfactory on grounds of (a) out of hours strong lighting from offices often for 24 hours at a time, and (b) infringement of existing planning regulations pertaining to light well use out of hours. 4 Having consulted with other residents of the Ziggurat building I understand that previous applications have been unsuccessful. I am unaware of any changes to circumstances that make this application more eligible than its precursors.

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2016/3018/P	Walter & Janice Sedriks	Flat 2.7 The Ziggurat 60-66 Saffron Hill	25/07/2016 07:11:05	OBJ	<p>We object to this proposal.</p> <p>There has not been proper notification of the proposal. No residents of the Ziggurat building have been directly notified of this application despite being directly next door.</p> <p>There was only a solitary notice displayed on Saffron Hill and none on the lampposts immediately outside our residential building – luckily someone in the building happened to see it this weekend. Although the notice is dated 6 July, because of inadequate notification we only have had 3 working days" notice to object – and that only by chance.</p> <p>The owner of 67-74 Saffron Hill has attempted to extend upwards on numerous occasions in the past, been refused permission and then illegally constructed a further floor in the undercroft without planning permission. The developer was ordered to demolish, but refused to do so. The site is now policed by an s.106 agreement which is repeatedly ignored with vehicles parking in the lightwell area despite a complete ban on that activity. The landlord and the occupants have not been willing or able to control use of the space. With the current proposal there has been no attempt at consultation, which is surprising in the circumstances.</p> <p>The Council's primary priority in planning matters is to protect residential amenity. The site is already very congested and the current proposal would compound that - it would increase foot traffic as well as deliveries and parking on an extremely narrow street.</p> <p>The addition of 2 storeys would also affect residents in the north side of our building - in some 20 flats - by blocking light and probably also the afternoon sun path. It appears that no sun path survey has been carried out. Further, it cannot be desirable to continue to build up in this area. Allowing this project would set an unacceptable precedent which would only encourage other surrounding buildings to go higher, and eventually result in a complete enclosure of our residential block. The rejection of a string of similar proposals from this owner in the past provides the most sensible guide to what should and should not be allowed in this area – and this one is no different.</p> <p>Given the above consideration we urge the committee to refuse the application.</p>

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2016/3018/P	Vallery Tchukov	Flat 5.1 Ziggurat Building 60-66 Saffron Hill EC1N 8QX EC1N 8QX EC1N 8QX	24/07/2016 11:00:35	COMNOT	<p>Dear Sir/Madam,</p> <p>I am writing to object to the granting of the above application.</p> <p>Firstly, i wish to express my deep concern that, contrary to good practice, no letters have been sent to alert residents of the proposed development and to engage them in the consultation process.</p> <p>Secondly, I would like to point out that this is the fourth application by the owner of that building for upward extension. All three previous applications were rejected and on the third occasion even his appeal to the national arbitrator was turned down because the proposed construction would, to quote from the refusal letter, “impact upon adjacent residential properties causing loss of light and an increased sense of enclosure ... and would cause material harm to the residential amenity and living conditions of occupiers of adjacent residential properties”. Nothing in the current application goes anywhere towards addressing or resolving these issues and there are no material changes that would make it more eligible.</p> <p>Specifically, I object for the following reasons:</p> <ol style="list-style-type: none"> 1. Daylight and Views. My flat is situated on the 5th floor on the North side of the Ziggurat building, directly opposite and adjacent to the proposed construction site. Currently the two North and West facing windows of my property enjoy uninterrupted views above the roof of 67-75 Saffron Hill and over the London skyline. My flat gains most of its sunshine and light through two said windows. Granting permission to the above application will result in complete obliteration of the views from my windows and dramatic decrease in daylight. <p>Further on this point, I would like you to take into your fair consideration the fact that I suffer from a chronic condition, which deteriorates with the lack of light. Indeed, I purchased my property on doctors’ advice that it should afford as much direct sunlight as possible. An addition of a roof extension less than 3 metres away from my source of light and totally obstructing my views will therefore not only deprive me of being able to enjoy my flat, but will also have a direct detrimental effect on my health.</p> <ol style="list-style-type: none"> 2. Privacy and Pollution. The proposed construction will result in office workers being able to look directly into my flat from objectionable proximity and through what are my study and my bedroom windows. Such loss of privacy is unacceptable, particularly when taking into consideration the fact that, because of the mentioned chronic condition, I am retired on health grounds and tend to spend most of my time at home. Furthermore, the proposed construction will invariably increase the level of noise and light pollution, which even at present is of an unacceptable level. (There already exists a volume of correspondence between residents of my building and Camden Council, relating to complaints about such problems from 67-75 Saffron Hill.) 3. Value and Fairness. I bought my flat at a high premium reflecting its elevated position, which affords plenty of light and uninterrupted views. The proposed roof extension will eliminate these two essential assets of my property and will consequently result in a substantial depreciation of its market value. I have already obtained quotes from a local Estate Agency, according to which the consequent drop in the potential asking price might be as much as 20-25%. It would appear that The Council is acting unfairly if it grants planning permission for a construction, which will increase the value of that property, and is not taking into account the fact that the value of neighbouring and adjacent properties will be severely decreased.

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2016/3018/P	Tom Jessell Jane Dodd	60-66 Saffron Hill London EC1N 8QX	24/07/2016 15:37:25	COMMNT	<p>I trust that will not be the case and that the concerns and objections expressed above will receive proper and just consideration.</p> <p>Yours faithfully,</p> <p>Vallery Tchukov</p> <hr/> <p>We, Jane Dodd and Tom Jessell, of Flat 5.8 Ziggurat, 60-66 Saffron Hill, hereby object to the proposed commercial extension to 67-74 Saffron Hill.</p> <p>The reasons for this objection are:</p> <ol style="list-style-type: none">1. No formal notification to us of the plan.2. Inappropriate reduction in light, and mismanagement of the existing light well.3. There is no apparent change to previous applications, which were also rejected. <hr/>