

| Application No: | Consultees Name: | Consultees Addr:   | Received:           | Comment: | Response:  |
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| 2016/3018/P     | LINDSAY<br>ALKER | 2.9 the Ziggurat<br>60-66 saffron hill<br>london<br>ec1n 8qx | 25/07/2016 12:23:43 | OBJEMPER | <p>I object to this development. I live next door in the Ziggurat on the 2 ND floor, on the north side, directly opposite 67-74 saffron hill . We have not been notified of this. The windows on the 2nd floor already impact on our privacy. We also suffer from light pollution, as lights in the office are on 24 hours despite the office being empty at night time . The building of additional floors would also mean loss of natural light.</p> <p>The proposed floor to ceiling windows would decrease our privacy further &amp; the consequential light pollution would cause our quality of life to deteriorate. They also make a huge amount of noise in this building &amp; have no regard for us as residents. They continually flout the s.106 agreement by parking, and delivering in the 'light well' out of hours, leaving engines running causing both noise &amp; pollution. This type of business reliant on trucks &amp; 24 hour deliveries should not be located in a mixed residential area in central London .</p> |
| 2016/3018/P     | LINDSAY<br>ALKER | 2.9 the Ziggurat<br>60-66 saffron hill<br>london<br>ec1n 8qx | 25/07/2016 12:24:05 | OBJEMPER |  |

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| 2016/3018/P     | Mario Rossi      | flat 2.9<br>The Ziggurat<br>60-66 Saffron Hill<br>EC1N 8QX | 25/07/2016 12:47:06 | OBJ      | <p>I object to this planning application on the grounds that the proposed additional vertical development and window alterations would severely impact and compromise our right to natural daylight and adversely affect the residential usage of our property. As the owner occupier of flat 2.9 the Ziggurat, our north facing windows are directly look onto the lightwell between The Ziggurat and those of 67-74 Saffron Hill. We already have half frosted glass due to the proximity of our neighbor's windows (3 meters). The proposed enlargement of the building's window frames would be detrimental to our own use of windows in respect of having them open and being on full view to the office workers. The enlarged windows would also cause excessive night light pollution, as the existing Call Centre offices opposite, on a regular basis leave the lighting and digital screens on 24/7. In addition to this they have cleaners who come into the building at 4.00am, turning all the lighting on; the fallout from this inevitably seeps into the adjoining properties causing routine disruption to sleep. I anticipate this nuisance would be replicated on the proposed additional floors.</p> <p>This is the fourth time that this planning proposal has been put forward by the same developer, throughout this time they have continuously flouted the Council's environmental and planning guidelines, including illegal use of the alleyway/lightwell between the buildings, and there is nothing to suggest that the transgressions of frequent deliveries out of regulated times, the use of the alleyway for parking and constant shutter use. Not to mention the noise associated with the construction and disassembly of temporary ramps. This all suggests that development of the premises has been ill considered and reflects the continuing opportunistic approach of the owners Nyraff and Leaseholders Call Print, and their disregard for their immediate environment and residential neighbors. Given the proposed cycle route along Saffron Hill, numerous cycling accidents and fatalities surely any further development will only cause more congestion, entail the use of heavy building machinery, truck deliveries and pressure on an already fragile infrastructure.</p> <p>I would also like to draw attention to the inadequacy of the current protocol used by the council to notify us of this proposal. This could easily have slipped under the radar if not for the keen vigilance of some Ziggurat residents. This is in part due to lack of visibility and inappropriate siting of the notices. Given that this proposal would have an immediate impact on my flat, I would have at least expected a formal letter of notification. Surely it is time to move on to email in line with other Council notifications systems.</p> |
| 2016/3018/P     | malcolm mckay    | 6.5<br>Ziggurat<br>60-66<br>Saffron Hill<br>EC1N8QX        | 25/07/2016 14:26:00 | COMNOT   | <p>I live next door to the proposed redevelopment and would be directly affected. There was no adequate notice given of these plans.</p> <p>Four times before similar plans have been proposed and been rejected. There are no material differences in the circumstances now so the result should be the same.</p> <p>These people are very bad and uncooperative neighbours. They have already created an illegal extension which they were forced to compromise. They create noise and disturbance from an early hour with motor deliveries. There is a very serious issue with light pollution. The lightwell between the two buildings would be radically affected by any additional height added to the building considerably reducing the quality of life of those flats in the Ziggurat overlooking the lightwell.</p>  |

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| 2016/3018/P            | D S EAST                | Flat 3.6 The<br>Ziggurat<br>60-66 Saffron Hill<br>London<br>EC1N 8QX | 25/07/2016 10:28:46 | COMNOT          | <p>I Object to this Proposal.</p> <p>It has NOT been properly notified and I have received no notification despite being in frequent contact with Nyraff regarding non-compliance with the S106 conditions.</p> <p>Previously the lightwell was illegally made into offices without obtaining planning permission. The Inspector's ruling was damning regarding the effect upon us as neighbours and he ordered demolition; this was never done.</p> <p>The related S106 Conditions have never been complied with. I have a daily log of recent flouting of them.</p> <p>The Proposal will result not only in massive disruption whilst building work is carried out but permanent damage resulting from much increased use of the Building which is in a complex residential/commercial area. Saffron Hill is a very narrow street and is completely unsuited to the proposed development. Further, if such a development were to be allowed it would become impossible to deny approval for the buildings on the other side of the road, turning much of Saffron Hill into a deep narrow canyon.</p> <p>I ask the committee to refuse the Application and remind you of numerous past refusals.</p> <p>In view of the history of unauthorised and illegal development of this site the Council is urged to maintain continual surveillance to ensure this does not happen in this instance.</p> |

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| 2016/3018/P     | Jonathan Barker  | 2.8 The Ziggurat<br>60-66 Saffron Hill<br>EC1N 8QX | 25/07/2016 15:23:59 | 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> |