

To: Tessa Craig, Planning Department, LB Camden, Town Hall, Judd Street, London, WC1H 9JE.

Application reference: ~~2016/3018/P~~ 2016/3018/P
67-74 Saffron Hill – OBJECTION dated 16 August 2016

I have lived in the Ziggurat, 60-66 Saffron Hill since 1997.

Every time a Planning Application for this site has been submitted in the past it has been refused, once following a Planning Inspector's Decision.

I OBJECT to this Proposal and in doing so I have referred back to the Planning Inspector's site visit on 20 December 2010 and Appeal Decision dated 12 January 2011 relating to 67-74 Saffron Hill.

The ILLEGAL development of the undercroft at 67-74 has continually diminished my amenities and my enjoyment of my home ever since, just as the Planning Inspector said it had.

Further DEVELOPMENT will increase further my loss of amenities.

The CONDITIONS attached to the S106 Agreement between LB Camden, Nyraff Ltd. and CallPrint Ltd. have never been observed. Coincidentally, on 26 May 2016 I began to keep a log of non-compliance with the Conditions (attached). Even knowing that they intended to, or had already submitted a planning application there has been little attempt to comply with those Conditions. And when not parking in the service yard they illegally park multiple vehicles on Saffron Hill, regardless of amenity, the law, or the safety of residents, many of whom are children or old people. RESIDENTS are of no importance.

The current PROPOSAL will result in my home being uninhabitable during the construction period and less enjoyable thereafter because of the increased number of people and vehicles.

NOISE - The Inspector said that increased commercial space within the building was likely to have resulted in an increase in commercial activity. Harm has been caused by the breach of planning control to the amenities of nearby residents and the pressure that has been imposed upon us will continue until the extension is removed. The extension was never removed and it follows that the harm and pressure still remain and will be increased by allowing further space to be created.

TRAFFIC - Saffron Hill is already severely overcrowded with vehicles, often parked illegally. Some of them illegally reverse into Saffron Hill from Clerkenwell Road early in the morning and the noise from their reversing warnings is a great disturbance; increased space will produce increased activity and thus increased traffic, overcrowding, illegal parking and noise.

SAFETY - Saffron Hill is a narrow urban street with blocks of residential flats fronting onto narrow pavements. The blocks at numbers 28, 41-43, 44 and 60-66 alone provide about 180 residences in total many of which house children and old people. Traffic movement is currently one way only (south – north) although this is routinely flouted. It is already dangerous because of the volume of commercial traffic and illegal parking.

Cyclists, motor bikes and vehicles continually disregard the one way system.

Additionally, TfL propose to make much of Saffron Hill part of their North – South Cycle Superhighway on which work has already been carried out along Farringdon Street from Blackfriars as far as Holborn Viaduct.

On the Inspector's accepted principle that more space creates more activity then the safety factor alone should be sufficient reason to withhold planning permission.

POLLUTION – London is heavily polluted by exhaust fumes. Saffron Hill is very narrow and to add additional floors to a building will increase the canyon effect and trap more pollution and increase the adverse health effects upon residents.

AESTHETICS - The building is within the Hatton Garden Conservation Area. Section 72(1) of the

Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In my judgement the current Proposal neither preserves nor enhances the Area and I expect that after special attention you will reach the same conclusion.

OVERLOOKING – Further floors on top of the existing building must increase the effects of being overlooked.

PRIVACY – The greater the number of people in this building the greater will be my loss of privacy.

PRECEDENT – There are a number of other buildings in the immediate vicinity who will find it easier to apply for similar extensions if this application were to be approved. That would be disastrous for residents.

I EXPECT you to exercise your responsibility in the interests of the community, not in the interest of the profit of one company.

Finally I ask you to IMPLEMENT the decision of the Planning Inspector and DEMOLISH the illegal development at 67-74 Saffron Hill.

Derek East

Flat 3.6 The Ziggurat

60-66 Saffron Hill

EC1N 8QX

FROM:
Derek East
Flat 3.6 The Ziggurat
60-66 Saffron Hill
EC1N 8QX

TO: Allen Gillespie
Planning Site Inspector
LB Camden

16 August 2016

Dear Mr Gillespie,
Planning Enforcement Case EN16/0821
67-74 Saffron Hill – Breaches – 2016

Further to our recent emails and before the closing date for Objections to Planning Application 2016/3018/P, I enclose my record of my observations of non-compliance with the S.106 Conditions.

Obviously I am not present all day and I did not bother to keep a record continuously since 2010, when this illegal Development took place without planning permission, but I will testify that my current record exactly replicates the pattern of non-compliance ever since that date.

Since 26 May 2010 I have been in contact with both CallPrint and Nyraff – tenant and landlord – but the behaviour has not improved.

IT IS OBVIOUS THAT THIS BUSINESS CANNOT OPERATE WITHOUT A VEHICLE PARKING AREA.
THEY DO NOT HAVE ONE SO CONTINUALLY USE THE SERVICE YARD IN CONTRAVENTION OF THE S.106 AGREEMENT AND ALSO CONTINUALLY PARK ILLEGALLY ON SAFFRON HILL.
I REQUEST THAT THEIR PLANNING CONSENT BE WITHDRAWN.

Parking in the Service Yard

May26	1820	MV65RYG	White van
May27	0910	AY64OMX	White van plus a second
May31	0855	MV65RYG	White van plus a second

Jun01	0850	MV65RYG	White van
		EF11UJY	White van plus a third blue van
	1820	MV65RYG	White van

Jun02 0900 EF11UJY White van

Arron Rutherford, CallPrint informed by email June 2

Jun02	1820	MV65RYG	White van
Jun03	0850	EF11UJY	White van. Several panels dumped and have been there days
Jun04	0910	AY64OMX	White van plus a second blue van
Jun06	0915	AY64OMX	White van plus a second
Jun06	1750	AY64OMX	White van plus a second
Jun07	0915	AY64OMX	White van plus two white vans

Second email to Aaron Rutherford, CallPrint

Jun07	1820	AY64OMX	White van plus a second plus a motor bike
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Jun08	0840	AY64OMX	White van plus a second plus a motor bike
Jun08	1830	No vehicles	
Jun09	0905	No vehicles	
	1625	No vehicles	
Jun10	0900	EK08???	White van
	1625	No vehicles	
Jun11	0900	No vehicles	
Jun13	0920	One vehicle leaving	
	1820	Shutter down	
Jun14	0900	No vehicles	
	1820	????	White van
Jun15	0850	EF11UJY	White van
	1820	No vehicles	
Jun20	0910	MV65RYG	Just leaving
Jun22	0905	No vehicles	
Jun25	0920	EF11UJY	
Jun27	1830	EF11UJY	
Jun28	0910	AY64OMX	
Jun29	0910	AY64OMX	
	1820	GM65UFB	Private car
Jun30	1820	AY64OMX	

in June there was non-compliance on 15 days out of a possible 26 days excluding Sundays

JULY

01,02	0910	No observation
04	0910	MV65RYG
	1820	MV65RYG
05	0900	No vehicles
	14.00	No vehicles
06	0910	3 motor bikes
	1820	No observation
07	0910	Shutter closed, no observation possible
until		
16	0910	-do.-
18	0920	No vehicles; multiple pallets
	1815	MV65RYG plus multiple pallets
19	0900	MV65RYG plus multiple pallets
20	0905	No vehicles; multiple pallets
	1710	MV65RYG plus multiple pallets
	1920	MV65RYG plus multiple pallets
21	0855	No vehicles; multiple pallets
22	1815	MV65RYG plus multiple pallets
23	0905	No observation
25	0920	No vehicles; multiple pallets

	1820	No vehicles; multiple pallets
26	0905	No vehicles; multiple pallets
27	0830	No vehicles; multiple pallets
	1825	MV65RYG plus multiple pallets
28	0915	No vehicles; multiple pallets
	1820	MV65RYG plus multiple pallets
29	0835	AV64OMX plus multiple pallets
	1825	Shutter closed, no observation possible
30	0900	Shutter closed, no observation possible
31	0900	Shutter closed, no observation possible

In July there was non-compliance regarding parking on 9 days when the roller shutter was open and observations were therefore possible. Multiple pallets were left in the yard from 18 July until 31 July, a total of 14 days.

AUGUST

01	0920	AV64OMX plus multiple pallets
02	0900	AV64OMX plus multiple pallets
03	0830	MV65RYG plus multiple pallets
04	0855	EF11UJY plus multiple pallets plus other rubbish
05	0900	AV64OMX plus multiple pallets plus other rubbish
06		No observation
08	0900	No observation
	1820	EF11UJY plus multiple pallets plus other rubbish
09	0830	AV64OMX plus multiple pallets plus other rubbish
	1810	MV65RYG plus multiple pallets plus other rubbish
10	0830	EF11UJY plus multiple pallets plus other rubbish
	1505	MV65RYG plus multiple pallets plus other rubbish.
		Two vehicles parked illegally on Saffron Hill.
11	0830	No vehicles; multiple pallets plus other rubbish
	1405	No vehicles; multiple pallets plus other rubbish. Service Yard being used by several men as a workshop/assembly area complete with workbench.
	1440	Same, plus EF11UJY parked illegally on Saffron Hill
12	0920	MV65RYG plus multiple pallets plus even more rubbish
	1820	Shutter closed, no observation possible
13	0900	Shutter closed, no observation possible
15	0900	No vehicles; multiple pallets plus other rubbish
	1815	No vehicles; multiple pallets plus other rubbish
16	0855	MV65RYG plus multiple pallets plus other rubbish

Copy to Tessa Craig, Planning Dept., LB Camden