

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3018/P	Justin Kowbel	2.6 Ziggurat 60-66 Saffron Hill London EC1N 8QX	29/08/2016 11:22:37	OBJ	<p>I am writing to strongly oppose the planning application made in respect of 67-74 Saffron Hill. I stress this situation has been appalling given the lack of appropriate action by the Council on the previous illegal works and hope the Council will finally correct the wrongs that have been made to the long term, tax paying residents of Saffron Hill. I strongly encourage the Council to not only oppose these works but also enforce the previous works not within Council guidelines, including removal of the roller shutter.</p> <p>I have lived in the Ziggurat since 2007. Our neighbours at 67-74 have a serious track record of out-of-hours anti-social noise not only during construction (illegal and legal construction over a number of years), but also on a day-to-day basis. I am shocked an application would even be considered at this point, so I would like to list my objections below and would be happy to expand on these or any historical points, should this be of help to the committee in coming to a decision.</p> <p>My concerns are around the following:</p> <p>Lack of notification and consultation regarding the project. Although it is an improvement on previous building works, which were done without any planning permission, the owners have done Reduction in light due to the extensions of the 2nd and 3rd floors. There must be a sun path carried out.</p> <p>Encroaching on an already narrow streetscape. This is a narrow road (really just one lane and some on-street parking) and it will become more of a canyon with the 2nd and 3rd floors being extended further towards the road. The pavement is already very narrow, so this is a very negative development for the streetscape and sets a bad precedent.</p> <p>Reduction in privacy as extended glazing means we will be overlooked more than in the past.</p> <p>Continuing debasement of residential amenity. The illegally built extension in the light well has basically turned into an active loading bay and rubbish disposal area. Increased square footage in the building and traffic will further damage this area and make living next door a miserable prospect</p> <p>67-74 has a history of taking advantage of the Council, the planning process and the neighbours in Saffron Hill. They have built an illegal addition in the lightwell and then have completely disregarded and broken the section 106 agreement that was agreed as a compromise between the neighbours and 67-74. I wish we had never agreed to that compromise - we should have demanded that the illegal addition was demolished. I feel foolish to trust that they would have ever abided by the agreement.</p> <p>Whether it is the building work itself or the DAILY noise and out-of-hours anti-social noise, I have found it shocking that there is nothing being done to enforce the existing section 106 agreement over several years BEFORE they would even be considered for approval for this new project.</p> <p>No provisions seem to have been made to ensure that any construction would be respectful of neighbours and adhere to best practices. I understand that construction is a fact of life in London, however given the horrendous track record of 67-74 Saffron Hill and Call Print, I dread the construction process that lay ahead of us, should this project be approved. If they don't have any regard for the neighbours currently, i don't see how they will change their ways in future. I dread the Sundays and Bank Holidays, early mornings and late evenings when I fear construction will take place, if their previous construction practices provides any guide to the future.</p>

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I simply do not understand how the council can allow such blatant abuses to continue from an applicant who has so shamelessly abused the planning system and its neighbours for such a long period of time. The applicant must not be permitted to do these works and take down any previous works not within Council guidelines.

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