

Dike, Darlene

From: Rakesh Rax [REDACTED]
Sent: 05 September 2016 12:35
To: Planning
Subject: Planning application 2016/3018/P

I live on the raised ground floor at the rear of the building overlooking Onslow Street. So I am directly affected by this planning application and I am writing to object.

YOU WILL NEED TO READ ALL OBJECTIONS TO RELATED APPLICATION 2016/4143/P AS THE TWO ARE LINKED.

I am fully aware of all the problems my neighbours on the other sides of the building have had with this owner, with illegal development and consistent breaches of a s106 agreement.

The property in question has consistently been refused permission to develop in view of concerns over residential amenity. It is critical that you review the history of the site which is voluminous and culminated in a criminal prosecution by the Council against the current landlord.

Currently there is a large volume of traffic on this tiny congested street, I object to this application on the grounds that extra stories will mean extra people and vehicles. My objections pertaining to an increase to traffic both pedestrian and vehicular into Onslow Street are listed below:

- Noise pollution from goods vehicles (often articulated lorries) constantly reversing into this street. Their engines, "vehicle reversing alert" warnings and loading/unloading causing much noise pollution. Quite often pallet trucks trundle down the uneven road surface, causing even more disturbance.
- Onslow Street is a very narrow and already congested road. It being a dead end causing large lorries having to reverse. Often multiple goods lorries/vans and private cars compete for the space and I have personally witnessed violent road rage. It is dangerous for pedestrians to walk along the street due to the parked goods vehicles, unloading/loading and general traffic in a congested area.
- Danger to building. Very tall goods vehicles often illegally drive up Saffron Street and then reverse into Onslow Street. These vehicles are sometimes tall enough to be over my window height. They come within inches of the Ziggurat building and I'm constantly in fear of them colliding with the building, causing a great deal of damage and perhaps grave human injury as a result. It should be noted that some vehicles have actually collided and damaged the building.

- Drug offenders – Behind the Leyland paint shop there is an open car park which is a lure for the homeless and drug addicts. I have had to call the Police on numerous occasions to report anti-social and violent behaviour. We do not wish to attract further crime with the lure of theft from open door goods vehicles and those parked.

- No double yellow lines. Onslow Street is lined with Single Yellow lines, there is clearly not enough space for vehicles to be parked along the road at all. Parked vehicles often illegally mount the curb and obstruct access to the road. The Ziggurat building has a car park access door onto Onslow Street. Occasionally this is blocked by vehicles so I am unable to exit/enter with my car.

- The floor to ceiling windows will cause light pollution in Onslow Street at night.

- We are very concerned over the possibility of access, deliveries and noise in Onslow street through the access door. If the development is going to be allowed, it should be on condition that there are no deliveries and no people in Onslow Street at any times. This is a very narrow street which amplifies noise and there are 30 flats which have bedrooms overlooking it.

The applicant has included no controls at all over how construction will be undertaken or policed. There are around 30 apartments on the rear of the building which stand to be affected by noise pollution if builders are going to be allowed into Onslow Street to work at all times. At the very least there needs to be a ban on any construction activity, vehicular access, or people loitering in Onslow street between 5pm and 9am on weekdays, and at any time on weekends.

Please find other objections listed below:

- My neighbours with windows overlooking the other sides of The Ziggurat have been severely affected by the illegal development of the car park, and breaches of the s106 agreement which was intended to mitigate the consequences for them of the illegal development. I strongly object to any further development of this building which could increase the nuisance and disturbance to them, which any additional space and increase of glazed window area is bound to do.

- The plans show the rear staircase in Onslow Street as a 'fire exit'. If any development is permitted at all (whether under this application or related application 2016/3018/P) then please impose a condition that this exit to the building is only to be used as a fire exit and not as a main means of entry to any part of the building, especially the upper floors.

- The design statement for this application says that as part of the development there will be a stair lift added to increase disabled access to the lift which starts on the half-landing. I think that this is for the lift at the front of the building, but this is not entirely clear. Whilst it is highly unusual to object to a disabled stair lift, if it is intended for the rear of the building I consider that inappropriate for a fire exit. In any event, there is nothing to stop the building owner putting this lift in to benefit disabled access so I do not consider it in any sense an amenity which requires the trade-off of further development of space.

Please also note my comments below that both applications should be decided by committee and not a single case officer.

Kind regards,

Rakesh Patel

Flat G.4, The Ziggurat, 60-66 Saffron Hill, London, EC1N 8QX