

To: Charles Thuaire,
Senior Planning Officer, LB Camden, Town Hall, Judd Street, London, WC1H 9JE.

Application reference: 2016/3018/P 67-74 Saffron Hill
OBJECTION dated 1 September 2016 in response to your consultation letter dated 16 August.

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. Additionally it is impossible for drivers to see into Saffron Hill when exiting the yard. The yard was never intended for the use of vehicles on this basis and is unsuitable and dangerous.

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.

VEHICLE PARKING - It is obvious that CallPrint cannot operate its business without a vehicle parking area. It does not have one so continually uses the Service Yard in contravention of the S.106 Agreement and also continually parks its vehicles illegally on Saffron Hill.

I REQUEST therefore that its planning consent be withdrawn.

I EXPECT LB Camden to exercise its 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

15 Sept 2016.
I wish this Application to be decided by
Committee and I confirm my wish to
attend and speak.
Derek East

COPY TO CHARLES THUAIRE

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 UPDATE 1 SEPTEMBER

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

MY RECORD FOR AUGUST ENCLOSED

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 2016 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

1820 No vehicles; multiple pallets
 26 0905 No vehicles; multiple pallets
 27 0850 No vehicles; multiple pallets
 1825 MV65RYG plus multiple pallets
 28 0915 No vehicles; multiple pallets
 1820 MV65RYG plus multiple pallets
 29 0855 AY64OMX 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 AY64OMX plus multiple pallets
 02 0900 AY64OMX plus multiple pallets
 03 0830 MV65RYG plus multiple pallets
 04 0855 EF11UJY plus multiple pallets plus other rubbish
 05 0900 AY64OMX plus multiple pallets plus other rubbish
 06 No observation
 08 0900 No observation
 1820 EF11UJY plus multiple pallets plus other rubbish
 09 0830 AY64OMX 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
 16 1510 No vehicles; multiple pallets plus other rubbish. The above 3 vehicles parked illegally on Saffron Hill
 1820 No vehicles; multiple pallets plus other rubbish

- 1620 MV65RYG plus rubbish; EF11UY and AY64OMX parked illegally on Saffron Hill
- 24 0855 AY64OMX plus rubbish
- 25 0910 No vehicles; rubbish; MV65RYG and AY64OMX parked illegally on Saffron Hill
- 26 0910 No vehicles; rubbish; MV65RYG and AY64OMX parked illegally on Saffron Hill
- 1820 21 bags of rubbish blocking the pavement
- 27-29 No observation; 21 bags of rubbish blocking the pavement
- 30 1230 MV65 plus rubbish; EF11UY and AY64OMX parked illegally on Saffron Hill;
- 21 bags of rubbish blocking the pavement
- 31 1340 MV65RYG plus rubbish; EF11UY and AY64OMX parked illegally on saffron hill
- 1630 EF11UY and AY64OMX parked illegally on Saffron Hill

In August I observed non-compliance regarding parking on 18 days and I have excluded Sundays and Bank Holiday. Multiple pallets were left in the yard continuously from 1 – 18 August. 21 Bags of rubbish were left blocking the pavement continuously from 26 – 30 August, 5 days.

Vehicles are continually parked illegally on Saffron Hill.

Is there an informal arrangement between LB Camden Parking Services and CallPrint which allows them to park illegally without action being taken?

