

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4143/P	Richard Hopkin	Flat 7.1 The Ziggurat 60-66 Saffron Hill EC1N 8QX	08/09/2016 18:32:22	OBJ	<p>Objection of Ziggurat Freehold Limited</p> <p>This objection is being filed on behalf of Ziggurat Freehold Limited (ZFL), the not-for-profit owner of the enfranchised freehold of The Ziggurat Building at 60-66 Saffron Hill, next door to the premises which are the subject of this application.</p> <p>This objection should be read alongside the closely related application 2016/ 3018/P to which ZFL has also objected.</p> <p>There are 45 shareholders of ZFL who are residents of the Ziggurat, which comprises 62 residential flats in total.</p> <p>ZFL objects to this proposal.</p> <p>Light pollution and loss of amenity and privacy with increased overlooking</p> <p>There will be an increase in overlooking and loss of privacy caused by the proposed enlargement of the windows. There is already a problem with light pollution, as lights in the office are on 24 hours despite the office being empty at night time.</p> <p>Past history and previous violations of planning law</p> <p>The owner of 67-74 Saffron Hill has attempted to extend and develop the property in various ways 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 next door. The owner subsequently took direct action and illegally constructed a further floor in the undercroft without planning permission. This ultimately went to appeal and retrospective permission was refused; the developer was ordered to demolish the illegal construction, which it refused to do so. The illegal construction still stands, and 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.</p> <p>See Appendix to ZFL's objection to 2016/3018/P which sets out some recent correspondence highlighting breaches.</p> <p>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>Damage to residential amenity</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 concentrating development in Saffron Hill, which is already a very narrow and densely populated and busy street, cannot be desirable. 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>Disruption caused by construction traffic</p> <p>The proposals contain no indication on how this will be managed. Access will need to be either from Saffron Hill on the west side or Onslow Street on the east side. Both streets are very narrow and already very busy. In addition, access to the car park of our building is via Onslow Street which already suffers from regular illegal parking (single yellow line) and makes it very difficult – especially</p>

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					<p>during the week – to get in and out. Traffic frequently parks right opposite the roller shutter door to our car park which restricts the right turn necessary to exit via Saffron Street to the Farringdon Road. Leyland SDM on the Farringdon Road also need access via Onslow Street to supply their shop. It is not clear how this will be managed</p> <p>Adding large lorries and increased traffic to this already very tight and congested space will therefore create considerable disruption for residents and local businesses.</p> <p>The need for controls</p> <p>The applicant has included no controls at all over how construction will be undertaken or policed. There are 30 or so flats which will be affected by noise pollution and vehicular traffic. At a minimum construction should be prohibited between 5pm and 9am on weekdays and all weekend.</p> <p>ZFL asks the committee to refuse the application</p> <p>ZFL asks that the application be heard by committee not a single case officer. We also ask that the committee refuses the application and gives full weight to our current objections, the numerous past refusals and the previous infringements by the developer, in doing so.</p> <p>I would like to attend and speak at the hearing.</p> <p>Richard Hopkin Director, ZFL</p>
