

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4325/P	SUSANNA FITZGERALD	Flat 7 21 John Street london WC1N 2BF	12/09/2016 17:08:03	INT	<p>My husband's and my flat is the one immediately below the top floor of 21 John Street. Outside our bedroom is the fire escape which runs from the roof to the basement.</p> <p>I wish to object to this application for the following reasons.</p> <p>The plans show a new sitting room on the roof, where currently there is no living space, only an open roof. No doubt because of that the roof does not have much use.</p> <p>The planned sitting room with its sliding plate glass doors will mean that there will be daily and intense use of the roof area. There are balconies on all sides of the sitting room including one opening next to the fire escape, which gets the sun in the afternoon. The noise generated will inevitably increase in line with the daily use and will cause my husband and me considerable nuisance. This is true whether the people are on one of the balconies or just have the windows open. Obviously in the summer this disturbance will be much worse.</p> <p>The fire escape provides a quick route from the sitting room down to the floor below and so will also cause a considerable increase in noise and a potential security risk particularly if there are parties.</p> <p>21 John Street is an iconic 1930's building, listed Grade II and is a major landmark in Doughty Street/ John Street, clearly visible from a distance. It had been carefully converted to preserve its 1930's style when we moved in in late 2014, still using for example its traditional Crittal style windows. The proposed extension, which is just a box with large modern non traditional plate glass windows is completely out of keeping with the rest of the building and will be clearly visible from the surrounding houses and the street. As such it will be an obvious and inappropriate extension to this important listed building.</p>

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2016/4325/P	Nicholas Clough	Flat 7 21 John Street	12/09/2016 18:06:42	OBJ	<p>1. 21 John Street, an iconic, Grade II Listed building on the corner of John and Doughty Streets, was only recently converted from offices to residential in 2013/2014.</p> <p>2. Planning for this conversion was granted in 2012. One can see that Planning held the developers to a high standard in order to protect this fine building's features, such as its period windows and unique front entrance columns.</p> <p>3. Planning also specified that "no additional built form should be added".</p> <p>3.1 That is appropriate for many reasons, but certainly with regard to any proposal to add a substantial "built form", such as an 8th floor, to this seven-floor building.</p> <p>3.2 It is already the tallest structure on John and Doughty Streets.</p> <p>3.3 An 8th floor structure will negatively impact (light, noise, privacy) on many of the surrounding terrace and mews houses, including those on Roger Street and Doughty Mews.</p> <p>3.4 The Charles Dickens museum is only 50m away, with a clear line-of-sight of the entire building through to its top, 7th floor and skyline.</p> <p>3.5 The developers have already added (retroactively) to the building's useable area, with a noisy terrace on the 3rd and another to the roof above the 7th floor.</p> <p>4. We bought the 6th floor of this building for its iconic appearance and skyline, its character, structural integrity, and service environment.</p> <p>5. We would not have bought our 6th floor home if we had known there were to be more than one floor above.</p> <p>5.1 The top, 7th floor flat is already noisy with structural and foot noise. Adding more structure and weight above will only increase the noise and vibration from above.</p> <p>6. Fire Escapes are used to flee a fire in both directions, up and down. An additional floor of fire escape would further delay escape, and may prevent traversing and escape over to adjoining walls and buildings.</p> <p>For these reasons, I object to the "Roof Extension at 8th floor, 21 John Street".</p>