

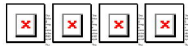


From: Parry, Rachael
Sent: 24 April 2017 09:43
To: Planning
Subject: FW: Objection to application for listed building consent for 4 Ching Court - ref. 2017/1261/L

Another one to add to the file please

Rachael Parry
Conservation Officer

Telephone: 020 7974 1443



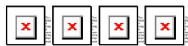
From: Jones, Evelyn
Sent: 24 April 2017 09:26
To: Parry, Rachael
Subject: FW: Objection to application for listed building consent for 4 Ching Court - ref. 2017/1261/L


Hi,

This came through to me last week.

Evelyn Jones
Planning Officer

Telephone: 020 797 42783



From: Kim Poster [mailto:
Sent: 13 April 2017 19:26
To: Jones, Evelyn; Wito, Alan
Subject: Objection to application for listed building consent for 4 Ching Court - ref. 2017/1261/L

Dear Ms Jones and Mr Wito,

I own one of the freehold flats at 19 Mercer Street which overlooks the courtyard (the Terry Farrell redevelopment of the Comyn Ching Triangle, completed in 1985) with 57-59 Monmouth Street.

I am writing to you to strenuously object to application for listed building consent for 4 Ching Court (57-59 Monmouth Street) by Shaftesbury plc, to have the option of converting the building into flats. - ref. 2017/1261/L

It is important to the homeowners within the Ching Court triangle to preserve the integrity of the listed nature of the complex and maintain the balance of commercial and residential occupancy for reasons of privacy, noise and security:

- The Farrell design was careful to place residential units on the two short sides of the triangle, and offices on the hypotenuse. In this way there is no substantial overlooking for us from other residential

units. We are only overlooked by offices, which operate mainly only during working weekdays. If the offices were to become flats, in use 24/7, this privacy would be significantly diminished.

- The only entrances requiring access via the courtyard are those to the offices. And covenants restrict the hours during which the courtyard can be used, because anything happening in the courtyard during quiet times echoes incredibly and disturbs residents. But people and their friends need to go to and from dwellings at hours way beyond those of office workers. If they were to need to do so through the courtyard, it would be impossible without making a noise, and it would make life difficult for both them and us.

- At present office workers and cleaners are all clear by of these buildings by early to mid evening. Shaftesbury's security team check the gates at 6pm, then again later and everything is locked down for the night. It is unusual for anyone to come back through the courtyard later, or to enter before it opens at 8am in the morning. If the building were to contain flats then the new residents, their friends, and anyone they sub-let to, would have to be committed to locking up religiously. It is likely that security would be much more difficult to maintain.

The Ching Court triangle has been listed for many decades (and forms a primary clause in our leases). Evidently, the listing is up for renewal which Shaftesbury plc, is challenging.

For the reasons above and to ensure the safety and integrity of the complex, we impore you to renew the listed nature of the buildings at issue and deny Shaftesbury plc, - a purely commercial endeavour –the right to denegrate the safety, privacy and noise levels of our complex.

Thank you for your time and consideration in this matter.

Yours truly,

Kim Poster

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