

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/0846/P	Geoffrey Davies	40 H Earlham St London WC2H9LH	12/03/2018 09:57:56	COMMNT	<p>This entry is made on behalf of 40 Earlham Street Property Limited, the owner of the freehold of 38-40 Earlham Street. Our freehold interest includes the passageway from Earlham St to the yard and part of the yard itself. Our building comprises seven flats, all of which overlook the yard and two shops on the ground floor which have basements.</p> <p>My comments are as follows:</p> <ol style="list-style-type: none"> <li>1 Although we own freehold land which is directly affected by the application no notice has been given to us by the applicant. I understand that the failure to do so invalidates the application.;</li> <li>2 The freehold owner of the yard and 25 Shelton street has a right of way through the passage way from Earlham Street to the yard but may not obstruct the passageway. The proposed doors and construction at the yard end of the passage way, which are on land the freehold of which is our"s, does so.</li> <li>3 We have rights of access to the yard for a fire escape at any time and on notice to maintain, repair, rebuild and decorate our building. We are entitled to erect scaffolding to do so. The proposed roof will make that impossible.</li> <li>4 the proposed development is likely to cause residents in the flats distress as a result of additional noise from the greater use of the yard and smells from cooking which we understand is permitted by the current use of 25 Shelton street, If permission is given the permission should be subject to restrictions preventing cooking and café/restaurant use of the premises. There should be a limit on the hours during which the premises may be open,. we suggest from 9am to 7pm and that the doors from Earlham St should be locked when the premises are not in use.</li> <li>5 The yard is likely to be lit at night and the light coming from the yard is likely to adversely affect the residents of the flats. even if the hours of opening are limited there should be an express restriction on the lights in the yard being on after at the latest 9pm at night.</li> <li>6 We understand that all deliveries to 25 Shelton street should be made only via the Shelton Street entrance to the premises. That restriction should be maintained And should be extended to apply also to removal of rubbish, and particularly glass as the noise form removal of glass is considerable. The developers of 25 appear to be unaware of this restriction which is currently being flouted by delivery of building materials to the site via Earlham Street.</li> <li>7 The gates to the yard are currently closed at night. The yard is when empty as very easy point of access to the rear of our building. There is a considerable anxiety about burglary particularly in the flats on the first floor. Locking of the gates is a considerable protection. If the permission is to be given it should be subject to a restriction requiring the gates to the yard to be locked when the premises are not in use.</li> </ol>

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2018/0846/P	Timothy Disbrey	Flat G 40 Earlham Street	12/03/2018 14:57:52	COMMNT	I refer to the comments made by Geoffrey Davies on behalf of 40 Earlham Street Property Limited and that as a fellow Director of the company fully support and agree with them.
2018/0846/P	Peter Jones	Flat E 40 Earlham Street	14/03/2018 13:24:37	OBJ	<p>My comments are as follows:</p> <p>1 I am extremely concerned that the proposal would restrict our access to the rear of the building. It would prevent regular window cleaning. It would also impact our ability to access the rear of our property where TV cables etc enter our building and which need to be maintained. It would create major problems if/when we need to erect scaffolding to undertake repairs/decorations to the rear of the property. All these restrictions would also result in a large increase in the costs we would incur to undertake any/all of these works.</p> <p>2 I am also greatly concerned about the additional security risks to our building and the increased chance of burglary. The gates to the yard are currently closed at night. When empty, the yard is a very easy point of access to the rear of our building. Locking the gates is a considerable protection. If the permission is given it should be subject to a restriction requiring that the gates from Earlham Street should be locked when the yard is not in use and the yard is made secure from access from either Earlham street or Shelton Street when the premises are not in use.</p> <p>3 The proposed development would result in additional noise from the use of the yard. Because of the additional noise, there should be a limit on the hours during which the yard may be open for use. I suggest from 9am to 8pm.</p> <p>4 I object to any deliveries, removal of rubbish, removal of bottles and glass etc from the Earlham Street entrance. The removal of bottles and glasses causes an unacceptable level of noise in a residential street - usually in the early hours of the morning. Also, any increase in rubbish near the entrance to our property would result in unpleasant smells and filth - currently, bin bags are frequently ripped open by late-night revellers from nearby bars.</p> <p>5 If permission is granted for cooking, the funnel effect from the shape of the yard and surrounding high buildings would result in unpleasant smells permeating our flats. If permission is given it should be subject to restrictions preventing cooking and café/restaurant use of the premises. There should be a limit on the hours during which the premises may be open, I suggest from 9am to 8pm.</p> <p>6 Any light from the yard during nighttime could adversely effect the flats. There should be a restriction on any light emanating from the yard after 9pm.</p>

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