

Planning Solutions
5 Pancras Square
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EMAIL ONLY



Dear Samir

RE: 2018/5028/P 67-74 Saffron Hill London EC1N 8QX

I write to you having reviewed the letter of objection from Planning and Design Group "P&DG" in relation to the subject planning application to provide our response. I note that P&DG have been instructed by Ziggurat Freehold Limited acting on behalf of the Resident's Association Ziggurat Building, several of the other objections to the application specifically reference this letter.

This letter is to reaffirm the applicant's and our professional view on the matters raised by P&DG.

Neighbouring Amenity

Daylight and Sunlight


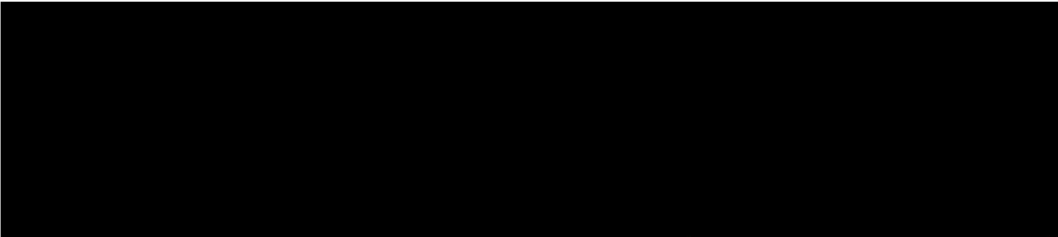
The additional fifth storey would not result in loss of daylight and sunlight to the existing residential unit adjacent owing to its orientation. Indeed, the Planning Inspector when assessing the previous scheme (APP/X5210/A/03/1114018) stated, "concerning natural light, I note that the proposed development would be northwards of the windows of the adjoining flats and therefore, no loss in direct sunlight to the occupiers would result". Plainly the Inspectors conclusion is justified, and the proposed development does not pose issue in this respect.

Outlook

The concerns from the P&DG and the existing residents relating to a sense of overbearing are acknowledged. However, the Design Team has addressed the matter of outlook by providing a distance of 10.5m between the proposed fifth storey and the adjacent Ziggurat building. Although P&DG seek to diminish the level of separation, given there are no windows proposed, the resultant arrangement is entirely suitable when consideration is given to the dense urban context of the site. The proposed extension would not impact the view of the sky, which is demonstrated by the photos contained within the letter of objection and the green roof would serve to soften any perceived impact. On this basis, the proposed additional fifth storey would not result in a sense of overbearing.

Green Roof

The objection raised the potential for the green roof to be accessed and used for outdoor amenity space. The applicant would welcome a condition restricting any use of the green roof to ensure the privacy of the Ziggurat building residents remain preserved. In terms of maintenance, should planning permission be granted, the green roof would be low maintenance with specifically chosen plants to reduce the need. It is not envisaged that this would happen more than twice a year (See: Green Roof Code of Best Practice for the UK 2014, <https://livingroofs.org/>).



Concluding Remarks

The above has clarified that the proposed development, namely the 5th floor element would not have adverse impact on the neighbouring Ziggurat building. Finally, I would also like to reiterate the principle of development is strongly supported and the proposal provides an opportunity to rationalise and improve the existing building, thus having a positive contribution in terms of design and heritage.

Yours sincerely

