



Dear Ms Cullen and Mr Benmbarek

I am writing to add further comments to the discussion about the roof top addition to 67-74 Saffron Hill (Planning application 2018/5028/P).

I would like to point out that although I lodged a response to these plans within the time frame allotted for responses, my comments do not appear on the website and I wonder if all responses are indeed recorded?

While I have already lodged comments on what I believe to be a futile plan in terms of usefulness to the business community (see below), I also have objections of a personal nature. Our family life (and the value of our apartment) will be severely compromised by this extension. We live in Flat 5.8 Ziggurat. We have one set of three windows as our sole source of light and air. The windows face **North West** (not as erroneously stated previously, North) - looking directly across the rooftop space of 67-74 Saffron Hill. We receive very good light and air through these windows. The proposed extension impinges on our quality of life and financial situation in several ways:

1. The building would directly block our outlook and that of our vertical neighbours. We currently have an open view across London. Under the plans, our view would be entirely blocked - we would look out directly at the siding of the new extension, with only sky above. This affects not only our quality of life but also, significantly, the sale value of our apartment. Moreover, the management company has failed to incorporate plans for ventilation etc which presumably will be on the roof. It is essential that both the council and the neighbours have the opportunity to comment on final and complete plans.

2. Our privacy would be highly compromised. The windows in our apartment are our only source of natural light and air. We cannot be expected to close our blinds or our windows throughout the day. However, our bedroom and living and eating spaces are wide open and available for direct view from the roof of #67-74, as indeed already noticed with discomfort on the occasions when there are workmen on the roof. Although the proposed building extension has been declared to have no windows, there is access to the roof and during the building phases of course there will be much roof activity.

Moreover, while the developers consider our view of the siding on the extension would be "softened" by the presence of the intervening Green Space (indicating they realize the nastiness of the view), such space could be expected to have people on it frequently in Summer months, potentially drinking and talking approximately 5m from our own small living space and open windows.

Responding to this objection, the developers declare that they would welcome the imposition of a restriction on such recreational activities, presumably, they mean, by the Council. Indeed, so would we. However, the owners and members of the building at #67-74 have shown flagrant disregard for every other rule and restriction imposed over the last few years and has been impervious to all complaints and council remonstrances. We have no confidence that the roof would not be used recreationally and thus 5m from our open windows and certainly invading our privacy.

Moreover, the assertion that maintenance of the green roof would require only twice yearly visits (something they appear to have gleaned from a website rather than practical knowledge) is simply wrong. A green roof requires frequent and careful tending: very careful watering (has to be monitored and adjusted), weeding is extremely important and, with care of permanent plants, is an almost daily activity for 9 months of the year. The only activity that is biennial is the thorough application of compost. Thus we can expect olfactory pollution in addition to the other issues. The assertions of the management company, supposed to reassure you, are glib and ignorant.

Important side note: Green roofs:

It is unlikely that the small plot they propose will be sustainable or contribute to biodiversity as they claim. It would seem they have not even read the website they quote!

However, the company might look into converting the whole roof into a green roof. They would recoup considerable energy costs and could actually contribute to biodiversity enhancement. They might make more money from this than they can recoup from 250 square meters of office space.

3. we are very concerned that our light, and that of our downstairs neighbours will be compromised. Especially in winter when the angles are low the afternoon and evening light is important. I am of course appalled that the developer and the council would be satisfied with an incorrect assertion under a previous application and settle for less than a professional study. However, I hope you take proper consideration of the professional study that we will now commission.

Finally, it seems important to say again that while the developer maintains on one hand this building project is so small as to be minor, on the other it is to have a major impact, as new office space, on the business opportunities of the community. Neither through the generation of jobs and commercial opportunity nor through the more trendy development of "biodiversity" is this plan convincing. Instead, it is spoiling the lives and livelihood of families and neighbours.

