



Dear Samir

Thank you for sending the new drawings submitted by the applicant for the proposed 5th floor development at 67-74 Saffron Hill. You requested comments by Monday morning 25th March. I trust that this objection emailed directly to you is sufficient, but if not please let me know if there is a more formal process required to add our objection to the Camden Council Website.

We live at flat 6.6 in the Ziggurat Building directly overlooking the proposed development on the 5th floor of 67-74 Saffron Hill. As you know, when we met, we requested more detailed drawings that would address some of the issues that we and other occupants of the Ziggurat Building have raised. Having now received those revised drawings and a copy of their accompanying letter dated 15th March, we wish to make the following comments and maintain our strong objection to the proposal.

The applicant's new drawings seems to be proposing ways to deal with the objection raised in regard to the negative impact the proposed additional floor would have on the outlook of the flats facing the proposed extension. We note that the applicant has appeared to marginally lower the roof and remove the proposed parapet. This marginal reduction in height still effects the outlook of several of the floors below ours and in regard to our own aspect it will still significantly reduce our current outlook. We also repeat our concern that the existing drawings remain very rudimentary and in outline with only 1 dimension stated on the drawings, which makes it difficult to interpret on line. The revised drawings do not address issues such as roof located mechanical ventilation and heating structures or air conditioning. As we showed you during your visit to our flat, the applicants building already has significant equipment sitting above their existing roof line and given the additional floor space that is proposed we have no doubt that the final construction would require considerable additional ventilation, air conditioning and heating equipment to be placed on the roof. This would add significantly to the proposed height of the new structure and effect both outlook and light. We are surprised that their proposal does not include any indication of how they intend to locate such equipment.

The proposed 11.3 meter separation remains inadequate in terms of the angle of outlook for the occupants of the north facing flats in the Ziggurat building and, as previously explained, would be even less adequate if mechanical ventilation and other equipment were to be also placed on the proposed roof. If they propose putting the equipment on the green roof this would obviously effectively negate the reason for the green roof proposal added to which the fumes, smoke and noise would be reflected back on to our balcony and our only opening windows.

The applicant also states that in order to deal with the previous inspector's comments and rejected proposal, the new proposal deals with the issue of "the proximity of office windows". They claim that this issue has been dealt with as there are no longer any office windows in the proposed extension facing the Ziggurat Building. We would point out that this is incorrect and that there remains a large window made up of 3 sections in the side elevation facing towards the courtyard and Saffron Hill (see Proposed Courtyard Elevation). This window would give a view of all the flats at level four and five in the Ziggurat Building that are to the west of the proposed building line. In regard to our flat 6.6 the proposed window would give

a direct view in to our living / dinning room and, as we only have a one room flat with windows and a glass door onto the balcony taking up virtually the whole side of our flat facing the proposed development, the view from the proposed window would totally remove our privacy.

We also note that the proposed green roof will only be accessed twice a year for maintenance. There is no indication on the drawings as to how the applicant will provide sufficient security for maintenance staff when working on the roof. We suggest that Health and Safety regulations would require at least a railing to ensure that maintenance staff do not risk falling over the edge. As the access to the green roof will be through the proposed toilets the reality will be that the space will be used by staff as a break out area or at least as a smoking area despite any planning restrictions. This will give rise to a whole new situation, which will require ongoing litigation in regard to breaches of any planning restrictions in regard to access to the roof as well as adding to our concerns in regard to privacy, outlook and health.

We have various concerns about this planning application as expressed and also we consider that the applicant has failed to provide transparent information as to the effect that the proposed 5th floor extension would have in regard to outlook.



