

20th March 2019

Dear Samir

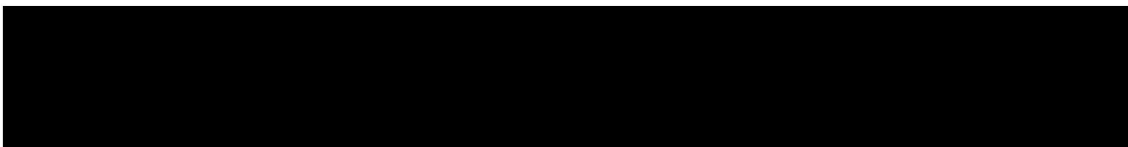
Re: Objection in respect of application 2018/5028/P at 67-74 Saffron Hill London EC1N 8QX for Erection of additional storey at fifth floor level and erection of additional storey at second floor level (rear/Onslow Street side) to office building (Use B1a).

We write further on behalf of Ziggurat Freehold Limited which acts as the Residents' Association at the Ziggurat Building, 60-66 Saffron Hill, comprising of apartments which are directly and significantly adversely affected by the proposed scheme under reference 2018/5028/P registered on 1st November 2018. The Residents' Association wish to rebut the further comments of Cunnane Planning, submitted on behalf of the applicants, and to confirm that the latest revision to the scheme do nothing to address the identified and acknowledged, significant and demonstrably harmful impacts on outlook from habitable rooms within The Ziggurat.

As we understand it, the latest revisions to the plan simply omits a 40cm parapet from the top of the proposed fifth floor. There is no change to the distance between the buildings, which remains at 11.3m.

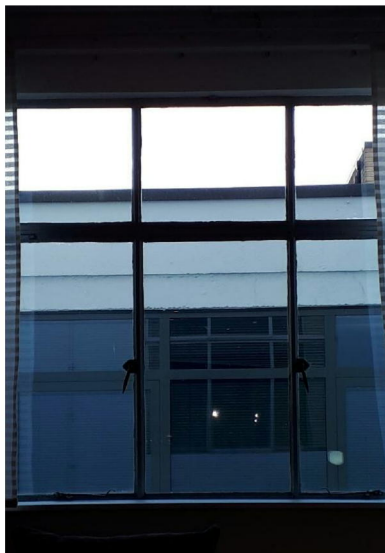
It is our considered view, and that of the affected residents, that this token revision does nothing to materially reduce the deleterious impact on outlook and enjoyment of their properties.

We are most grateful to you for taking the opportunity to visit some of the affected flats, and to see first hand the existing constrained aspect from key living areas, and to identify how residents' amenity would be demonstrably diminished further by the proposals. As noted, the proposals would steal the last remaining strip of space and sky from the affected residents, having a disproportionate impact on their sense of well being.



The dense urban context referred to by the applicant's agents is not a precedent that justifies harm to resident's living conditions. In fact, it only emphasises the importance of maintaining what sense of light and air the affected residents currently have. Making the outlook of the Ziggurat flats as claustrophobic and depressing as other buildings nearby does not add weight to the applicants' case. This application must be considered on its own merits; the outlook of other buildings nearby is immaterial. Many of the surrounding buildings are in commercial occupation, whereas The Ziggurat comprises people's homes. While appreciating the mixed urban context, the planning balance must weigh in favour of protecting people's homes from harm, as the primary public interest in this instance

The slight amendment to the parapet does nothing to alleviate concerns that no evidential assessment of the impacts on sunlight and daylighting have been provided by the applicants. We remain adamant that the absence of sufficient information on which to determine the full impacts of the development proposal is a clear and substantive reason for refusal in its own right. The proposed development clearly presents the potential to negatively impact on the existing levels of the apartments. The absence of any technical assessment of the daylight and sunlight levels does not allow the case officer to make a fully informed decision, potentially leaving any decision open to a legal challenge. I believe that the following photo has previously been submitted to you, but emphasises the impact that the proposal would have:





Notwithstanding the focus of these representations on outlook matters, we would emphasise that all our previous comments and submissions remain valid and material to the determination of the application.

The applicants have wholly failed to address the fundamental impacts arising from these development proposals and shown little regard for the lives of their neighbours.

We respectfully consider that on any reasonable interpretation of the relevant issues, this application must be refused.

