

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0751/P	Dr Kevin Corbett	16/03/2020 09:34:51	OBJ	<p>I am a third floor resident of 1-10 Summers Street (Flat 7) living at the same height as the current roof extension in the proposers existing building in White Bear Yard (144a Clerkenwell Road). I think the proposal should be rejected for the following evidence-based reasons: the current and historical use of the roof space means that ANY area on the plans relating to aerial pathways and proposed roof terraces are clearly intended to be exploited prospectively. If these areas are NOT intended to be used and exploited then they should be REMOVED from the proposed drawings and plans OR at the very least, a statement should be made limiting any future exploitation of the same. I consider the principle of refurbishing the internal existing office space is unacceptable. My objection to this is that the Proposal does not seem to make specific statement as to the number of additional occupants in the new building and their impact upon local residents. The existing building on the Eyre Street Hill side of the development is essentially a staircase giving access to the roof. The intention is to change this into a complete floor of office accommodation, with associated lighting, noise and activity throughout (and potentially beyond) office hours. My Flat 7, 1-10 Summers Street, has a study/artists studio on the rear aspect of the Summers Street building, facing the proposed development at the same height as the existing roof extension. I use the existing sunlight for painting, sculpting and other visual art activities all of which are optical and light-dependent. These are already disrupted since that last redevelopment of the White Bear Yard site by rooftop access and will be further compromised by these newly proposed developments. The greater personnel capacity of any new building would have an immediate and corresponding impact upon the residents of Summers Street. Furthermore, an increased number of people in the building would mean more traffic along the newly repositioned outdoor pathway which will run even more closely along the side of the new building which is adjacent to Summers Street. Currently the pathways and roof terrace are set away from Summers Street with a gravel ino-go area buffer zone on the Summers Street aspect. This gravel buffer is being replaced by the newly proposed pathway. In the proposed plan, the extended pathway with its newly created small set of stairs will lead to a larger area of roof terrace. Currently, the roof terrace is used for impromptu meetings, so-called private tele-conferences, cigarette smoking/vaping, coffee breaks and lunch breaks. Several times a year the area is also used for barbecues, office parties, celebrations etc., which are not controlled in terms of their resulting noise, cigarette smoke and vaping. There is no attempt within the Application to measure these new occurrences and their related impact upon the residents of Summers Street. There is no reference to any proposed noise insulation fences and their impact upon the newly proposed light levels. The existing building (as seen in your included photograph) has some unsightly and flimsy bamboo fences to assist with privacy and some basic noise insulation. Based on the above evidence based rationale, the proposal should be rejected.</p>
2020/0751/P	William King	16/03/2020 10:02:55	OBJ	<p>I object to this application. The bases for this are:</p> <ol style="list-style-type: none"> 1 the adverse effect on the residential building to the north, ie loss of light 2 the increase in development in a conservation area is or should be contrary to policy 3 the increase in development here should be cumulated with other recent developments and with the proposed hotel development in Eyre Street Hill and the overloading of roads that will result

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2020/0751/P	Susan schulman	16/03/2020 10:53:57	OBJ	<p>Dear Madam/Sir,</p> <p>I am the owner/occupier of Flat 16, 1-10 Summers St EC1R5BD. My rear windows face the building which is the subject of the planning permission. I would like to voice my strenuous objections here.</p> <p>I have three rooms (out of 5) whose windows directly face the roof for which the extension is sought. One of the three is a bedroom. It has two double French doors - a faux balcony - overlooking the very roof they want to add to, which are less than 2 meters from that roof. The double doors and window in that room are my only source of natural light and aspect in that room. The same is true of my other two rooms whose windows look out onto that roof. All are dependent on light incoming from that aspect. The three rooms are comprised of two bedrooms and 1 study & which together form the majority of my flat- the other room being a living room/kitchen.</p> <p>The proposed plan would be devastating . It would virtually end all the natural incoming light in those rooms, reducing all three to dark caverns , with their best hope of light only an oblique ray incoming when the sun is at its highest at the summer equinox. This would devastate the quality of our lives & eliminating natural light - and reducing the outlook to that of a wall. It would additionally compromise . Furthermore while it would devastate our ability to enjoy our home , it would also decimate the value of our home.</p> <p>I would strongly ask you to deny the permissions, in consideration of these objections.</p> <p>Please do not hesitate to contact me with any questions .</p> <p>Sincerely,</p> <p>Susan Schulman Flat 16, 1-10 Summers st EC1R5BD [REDACTED]</p>

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2020/0751/P	Gerard Egan	18/03/2020 08:27:22	OBJ	<p>As a 3rd floor Summers Street resident with a study/studio room which faces the rear of Summers Street and overlooks the proposed development, I object to the proposed development because of its height (especially the Back Hill aspect and the new extra floor rooftop development) and its impact upon my daily life. The extra capacity of the building will have a corresponding impact on the local surroundings because of increased noise and office lighting as well as blocking several parts of my existing views. Currently there are daily disruptions on the roof top caused by impromptu phone conferences, smoking breaks, lunch gatherings and occasional evening use for parties, celebrations etc. I am extremely anxious that these will increase along with the new capacity.</p> <p>The new plans show a new rooftop pathway running immediately adjacent to the Summers' Street-facing aspect, and is far closer than the current path. This new potentially noisy path apparently contains a new short step of steps (three?) and leads to an enlarged terrace area. This concerns me in terms of noise and constant usage. The upward extension to the existing spiral staircase (fire escape) also concerns me as it gives easier access to the rooftop terrace of Summers Street and makes that part of Summers Street far more vulnerable to illegal access. I could see no reference in the plans to noise/light reducing fences (currently messy, ill-maintained bamboo fences are used). Given that the plans show a lot more potential noise and light producing buildings, how will this be addressed?</p>
