

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0625/P	Stephen Wylie	13/03/2021 11:49:54	OBJ	<p>Dear Mr Dempsey,</p> <p>I am the leaseholder of the penthouse flat at 55 Hatton Garden, which is approximately 30 feet away from 51-53 Hatton Garden and over shadowed by the roof terrace of 51-53 Hatton Garden. My Feedback is:</p> <p>1. Alteration of Rear Gate - SUPPORT</p> <p>I support this as we have had issues with cat burglars using 51-53 as an access point to get onto the roof of buildings in Hatton Garden and executing a number of burglaries over the years – last one 56 Hatton Garden. Closing the gaps around the rear gates is necessary to provide the first barrier to entry. The gates also should remain tall enough to prevent easy climbing.</p> <p>2. Movement of Plant – CONDITIONALLY SUPPORT</p> <p>The proposal moves the plant closer to us. Plant noise is an on-going issue for us from other buildings which we have to address periodically. I appreciate the plant is walled, but would prefer a planning condition added to any consent to the same effect as was added to the planning consent given to 54 Hatton Garden. Notably:</p> <p>“Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A). “</p> <p>This will safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 , SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.</p> <p>It will also give us remedy if the Plant is too loud/ becomes louder over time due to aging machinery.</p> <p>3. Layout of 6th/7th Floor Terrace – OBJECT</p> <p>This is totally unacceptable. We have our living area on the 5th floor with glazing/ angled roof windows that face 51-53 Hatton Garden. Users of the Terrace will be able to stand on the Northern edge of the Terrace and look into our house from a distance of about 30-40 feet and watch us live our lives. The unique nature of the juxta-position and glazing means that people will literally be looking into our living area(lounge & kitchen). This is a greater impact than somebody walking past a front window on a street – it is more like a viewing Gallery looking into a room. We use our living area all the time as we are retired. Planning for our flat should not have been granted by Camden if such a roof terrace was to be subsequently approved.</p> <p>The developers had proposed a solution that used frosted glazing which would have worked, but this does not seem to have been put forward as a solution in the planning submission.</p> <p>Another solution would be to remove use of the roof as a Terrace for a distance back from the Northern boundary to create a 'no-go zone', so as people could not see directly into our living area. This is simple to make happen. This 'no-go zone' could have grass/plants or planters to assist in forming a barrier and aid the balance of greenery in the area.</p> <p>I would highlight that it is hard to appreciate this impact on our lives without a site visit. A representative from the site visited and this led to them developing a solution which must be a reflection of the appreciation of the impact.</p>

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				Regards, Steve Wylie
