



Planning and Transportation Committee

Date: MONDAY, 9 APRIL 2018
Time: 10.00 am
Venue: LIVERY HALL - GUILDHALL

BACKGROUND PAPERS

8. **35 FURNIVAL STREET - 14/01173/FULL**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 1 - 100)

9. **BEN JONSON HOUSE, BRETON HOUSE, THOMAS MORE HOUSE, BUNYAN HOUSE AND WILLOUGHBY HOUSE BARBICAN, RESIDENTIAL CAR PARK - 17/00909/FULL**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 101 - 140)

10. **46-47 CHANCERY LANE - 17/00878/FULL**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 141 - 160)

Enquiries: Amanda Thompson / amanda.thompson@cityoflondon.gov.uk

Lunch will be served in Guildhall Club at 1PM

John Barradell
Town Clerk and Chief Executive

Background Papers

Representations

E-mail 22 December 2014 Chloe Nash
Online 23 December 2014 Mr Dan Burgess
Online 23 December 2014 Mr Val-Daniel Geary
Online 24 December 2014 Mr Mathieu Fourny
Online 26 December 2014 Mr Fraser Ashman
Online 29 December 2014 Mrs Nina Keay
Online 30 December 2014 Mrs Lisa May
Online 31 December 2014 Ms Yanming Bay
Online 31 December 2014 Mr Milos Cukovic
Online 01 January 2015 Ms Lisa Zazzera-Vryzakis
Online 02 January 2015 Ms Lidia Zazzera
Online 03 January 2015 Mrs Joanne Santa Maria
Online 04 January 2015 Mrs Giuliana Birri
Online 05 January 2015 Mr Nigel May
Online 05 January 2015 Mr Tony Ng
Online 06 January 2015 Lord John Krebs
Online 14 January 2015 Miss Chloe Nash
Online 15 January 2015 Dr Susan Scott
Online 16 February 2015 Mr Mathieu Fourny
E-mail 19 February 2015 Stephen and Poppy Newton
Online 20 February 2015 Mr & Mrs Fraser and Sandra Ashman
Online 23 February 2015 Mr Val-Daniel Geary
Online 24 February 2015 Mr Nigel May
Online 24 February 2015 Mr Mathieu Fourny
Online 03 March 2015 Mr Mathieu Fourny
Online 03 March 2015 Mr Walter Scott
Online 03 March 2015 Miss Lidia Zazzera
Online 05 March 2015 Mr Milos Cukovic
Online 06 March 2015 Ms Yanming Bay
E-mail 15 August 2015 Stephen and Poppy Newton
Online 17 August 2015 Ms Lidia Zazzera
Online 18 August 2015 Mr Mathieu Fourny [part 1]
Online 18 August 2015 Mr Mathieu Fourny [part 2]
Online 20 August 2015 Mrs Eleanor Byrne
Online 21 August 2015 Ms Yanming Bay
Online 23 August 2015 Dr Yuk Wah Chan
Online 23 August 2015 Mr Val-Daniel Geary
Online 27 August 2015 Mr Duncan Ashman
Online 27 August 2015 Mr Nigel May
Online 29 August 2015 Mrs Lisa May
Online 30 August 2015 Mr Milos Cukovic
Online 31 August 2015 Mrs Giuliana Birri
Online 03 September 2015 Miss Chloe Nash
Online 04 September 2015 Lord John Krebs
Online 04 September 2015 Mrs Elizabeth Speirs
Online 09 September 2015 Mrs Joanne Santa Maria
Online 09 September 2015 Mr Stephen Newton
Online 13 September 2015 Mr Tony Ng

Online 04 October 2015 Miss Chloe Nash
Online 25 May 2017 Mrs Giuliana Birri
Online 26 May 2017 Mr Iain Allison
Online 27 May 2017 Dr Susan Scott
Online 29 May 2017 Mrs Nina Keay
Online 30 May 2017 Mrs Eleanor Byrne
Online 31 May 2017 Mr Mathieu Fourny [1/2]
Online 31 May 2017 Mr Mathieu Fourny [2/2]
Online 31 May 2017 Mr Bharat Mekani [1/2]
Online 31 May 2017 Mr Bharat Mekani [2/2]
Online 31 May 2017 Mr Nigel May
E-mail 02 June 2017 Stephen Newton
E-mail 02 June 2017 Lidia Zazzera
Online 02 June 2017 Mrs Joanne Santa Maria
Online 03 June 2017 Ms Jane Richards
Online 03 June 2017 Miss Grace Chan
Online 03 June 2017 Dr Karen Chan
Online 04 June 2017 Mr Milos Cukovic
E-mail 04 June 2017 Professor Lord John Krebs
Online 06 June 2017 Ms Yanming Bay
Online 07 June 2017 Mrs Coralie Murphy
Online 08 June 2017 Miss Chloe Nash

From: Chloe Nash [REDACTED]
Sent: 22 December 2014 17:24
To: PLN - Comments
Subject: Flat 9, 35 Furnival St, London EC4A 1JQ

Dear Sirs,

I would like to object to the planning application made by Flat 9, 35 Furnival St for a single storey extension/roof terrace. 14/001173/FULL

I own Flat 3, 34/5 Furnival St, EC4A 1JQ. I believe that the erection of the extension proposed would cut out the light and the view from my patio beneath. My flat is on the ground floor and basement. I have a patio that would be covered over by the proposed extension and prevent my enjoyment of my patio.

I would question how this work can be carried out without accessing my patio below and the owners of Flat 9 have not approached me about this. They have not discussed it with me at all.

I would also suffer from severe disturbance whilst the extension was being carried out. This would be unreasonable given the amount of building work already endured in recent years around the building.

Kind regards
Chloe Nash

From: PLN - Comments
Sent: 23 December 2014 10:43
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:42 AM on 23 Dec 2014 from Mr Dan Burgess.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).
Case Officer: Liam Hart
[Click for further Information](#)

Customer Details

Name: Mr Dan Burgess
Email:
Address: Flat 7 35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: 1) Objection on the grounds of reduction to light: The proposed development will negatively impact the light to flats at the rear of 36 Furnival Street. 2) Objection on the grounds of the precedent this sets and the future negative impact on light and overlooking: 34-35 Furnival Street is a symmetrical block of flats. If the proposal is permitted, then Flat 10, which is on the same level and has the same design and roof terrace as Flat 9 currently has, could seek to do a similar extension. That would increase the direct overlooking into Flat 7. It would also reduce the already limited sunlight that comes into Flat 7, and even more so for the lower flats in the building. The building was designed to "taper" at the higher floors so as to let some light into the lower floors. Such proposed development would reduce that light.

5

[REDACTED]

From: PLN - Comments
Sent: 23 December 2014 14:24
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:23 PM on 23 Dec 2014 from Mr Val-Daniel Geary.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Val-Daniel Geary
Email: [REDACTED]
Address: Flat 2 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As owners of Flat 2 36-37 Furnival Street, we are writing to formally object to the planning application for an infill extension on a terrace at 34-35 Furnival Street. The primary cause of our objection is surrounding the reduction in daylight that the planned extension would bring to our flat. Natural light is already at a premium for our flat and the quoted level of average daylight lost (29%) would have a significant impact on our living room/kitchen, which is the most used room in our flat. This light reduction could potentially affect the value of the property as natural light is such a scarcity in central London and we would also see our energy bills rise as we would need to increase our electrical light usage in the room by 29%. Moreover, the noise disruption associated with such a development would be most unwelcome. Only recently, scaffolding has been taken down after a long, noisy and disruptive development to a building on Furnival Street. It is not acceptable to expect residents to live in a constant building site, where excessive noise and interruption become a part of daily life. In summary, our displeasure at the planning application for 34-35

Furnival Street cannot be overstated and I trust that the concerns of the local residents who will all be severely affected by this development are at the heart of the ultimate decision made on this development. Yours faithfully, Val-Daniel Geary and Jane Richards

[REDACTED]

From: PLN - Comments
Sent: 24 December 2014 14:01
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:00 PM on 24 Dec 2014 from Mr Mathieu Fourny.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Mathieu Fourny
Email: [REDACTED]
Address: Apartment 1, Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sir, Madam: I am the owner and resident of Apt1 in Aston House, 36-37 Furnival St. My apartment is located on the lower ground and ground floor with only rear-facing windows into the light well. I would like to object to the application to elevate a new storey at 35 Furnival St. It would have adverse consequences to my quality of living as it would reduce the level of direct and indirect sunlight to my flat (bedroom and living room). The source of sunlight in the light well of Aston House is only coming from its South aspect towards 35 Furnival St as the East aspect is already obstructed. My flat therefore only enjoys limited sunlight for 2-3 hours a day, which is already very little. Elevating a new storey at 35 Furnival St in the South direction would limit this further. While I cannot verify the accuracy of the sunlight impact analysis attached to the application, the report indicates a reduction of sunlight to my flat, in particular a reduction of direct sunlight from 100% to 20% during the spring/autumn time (bedroom on ground floor). It is also worth stating that the indirect sunlight intake would necessarily drop in the light well, reducing the level of



natural light in my entire flat, especially my living room located in the basement. I also currently enjoy a limited amount of direct sunlight to the courtyard (during the summer days only). The proposed project would also deprive me of this, as shown in the report. I am sympathetic to the motivations of the applicant, who wishes to improve the ventilation and light level to her bedroom, as stated in the application. It seems however that the current proposal to build a new storey and increase the flat's square footage would come at the expense of those living in the lower floors of Aston House, who already suffer from limited sunlight. I hope my objection to this proposed project will receive a positive response from the Department of the Built Environment. Yours sincerely, Mathieu Fourny

[REDACTED]

From: PLN - Comments
Sent: 24 December 2014 15:24
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:23 PM on 24 Dec 2014 from Mr Mathieu Fourny.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Mathieu Fourny
Email:
Address: Apartment 1, Aston House, 36 - 37 Furnival Street, London EC4A 1JQ

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sir, Madam: I am the owner and resident of Apt1 in Aston House, 36-37 Furnival St. My apartment is located on the lower ground and ground floor with only rear-facing windows into the light well. I would like to object to the application to elevate a new storey at 35 Furnival St. It would have adverse consequences to my quality of living as it would reduce the level of direct and indirect sunlight to my flat (bedroom and living room). The source of sunlight in the light well of Aston House is only coming from its South aspect towards 35 Furnival St as the East aspect is already obstructed. My flat therefore only enjoys limited sunlight for 2-3 hours a day, which is already very little. Elevating a new storey at 35 Furnival St in the South direction would limit this further. While I cannot verify the accuracy of the sunlight impact analysis attached to the application, the report indicates a reduction of sunlight to my flat, in particular a reduction of direct sunlight from 100% to 20% during the spring/autumn time (bedroom on ground floor). It is also worth stating that the indirect sunlight intake would



necessarily drop in the light well, reducing the level of natural light in my entire flat, especially my living room located in the basement. I also currently enjoy a limited amount of direct sunlight to the courtyard (during the summer days only). The proposed project would also deprive me of this, as shown in the report. I am sympathetic to the motivations of the applicant, who wishes to improve the ventilation and light level to her bedroom, as stated in the application. It seems however that the current proposal to build a new storey and increase the flat's square footage would come at the expense of those living in the lower floors of Aston House, who already suffer from limited sunlight. I hope my objection to this proposed project will receive a positive response from the Department of the Built Environment. Yours sincerely, Mathieu Fourny

From: PLN - Comments
Sent: 26 December 2014 20:21
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:21 PM on 26 Dec 2014 from Mr Fraser Ashman.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Fraser Ashman
Email:
Address: Flat 14 34-35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I should first like to observe that the application documentation claims that Flat 9 is on the 2nd floor when it is in fact on the 3rd. It is not clear from the "daylight report" (which, if I may say, is a completely unconvincing exercise in quasi science) if the calculations are based on a 2nd or 3rd floor position. As my flat is above the proposed development I would not be affected by loss of light but I am very sympathetic to those on the lower floors who will also be adversely affected by the additional floor to be built in Dyers Court. I am concerned that this is extreme over-development (and I assume that the rear extensions were limited in height at the time 34-35 Furnival Street was originally developed for good reasons to do with light) and that there will be a real disadvantage to the lower floors which will lower their values with an adverse affect on the value of the entire block and the attraction of all the units in terms of sale and letting value. In addition the construction problems related to the accessibility of the area to be developed will be severe and risk damage to premises. It would be a brave (and/or brazen) soul who would want to take advantage of the proposed

newly-created terrace. In 14 years of occupation I have never seen or heard anyone using the existing, gloomy, terraces.

From: PLN - Comments
Sent: 29 December 2014 15:31
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:30 PM on 29 Dec 2014 from Mrs Nina Keay.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Nina Keay
Email:
Address: Flat 1 34-35 Furnival St London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I object to the proposed works as they are in breach of CS21. The negative impact of sunlight/daylight reduction to 36-37 Furnival St,(Basement Bedroom A and First floor Living Room C), is a material consideration in protecting existing amenity. Furthermore, this would set a precedent for future loss of amenity to buildings 34-35 and 36-37 Furnival St.



From: PLN - Comments
Sent: 30 December 2014 11:37
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:36 AM on 30 Dec 2014 from Mrs Lisa May.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mrs Lisa May
Email:
Address: Rivendell Parkfield Sevenoaks

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: To whom it may concern: We write on behalf of Furnival Management Limited (Company No. 09183057) which owns the freehold of Aston House, 36-37 Furnival Street, EC4A 1JQ. We were recently informed by a public notice dated 15th December 2014 of a planning application for 35 Aston House, which is next door to our block. The application is for "The erection of a single storey rear extension to Flat 9 at 2nd Floor level and the formation of a new roof terrace with balustrade above". After having examined in detail the application forms and documents made available on www.planning2.cityoflondon.gov.uk, it is apparent the planned construction would have negative impact to the source of sunlight in the light well of Aston House. The planned construction would lead to an obstruction of the Southern side of the light well, which is the only source of light to the



well given the already existing buildings in the East and West directions. This would generally impair the level of light in Aston House, and be of particular detrimental impact to the apartments in Aston House with only rear-facing windows (i.e. no windows facing the street). There are 4 such apartments in Aston House. In addition there will be a loss of amenity, particularly privacy, to a number of the flats, which will now be overlooked from the new building and terrace. In particular, the new elevated storey and the new terrace will have direct views into rooms which are bedrooms, in particular those on the first, second and third floor of Aston House. Finally, by infilling space between the existing buildings the character and appearance of the area will become oppressively overbuilt to the detriment of all. Given the above facts, we would like to object to the planned application. We hope our request will receive a favourable response from the City of London Department of the Built Environment.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 31 December 2014 04:06
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:05 AM on 31 Dec 2014 from Ms Yanming Bay.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Yanming Bay
Email: [REDACTED]
Address: Flat 4, Aston House, 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Whom it may concern, I am the owner of Flat 4 Aston House, 36-37 Furnival St. My apartment is located on the first floor with only rear-facing windows into the light well. I object to the application to elevate a new storey at 35 Furnival St. According to the sunlight impact analysis attached to the application, the report indicates that my 1st Floor South unit will face a reduction of direct sunlight from 75% to 0% during the autumn/winter time. It would be cruel to subject my unit to 0% sunlight for half the year. Lack of sunlight has been shown to be a factor in depression and may result in other health problems. Surely causing such a living situation is deemed unacceptable. It is no longer just a reduction of sunlight but the complete removal of sunlight into my unit. My unit has no other windows. I too hope my objection to this proposed project will receive a positive response from the Department of the

[REDACTED]

From: PLN - Comments
Sent: 31 December 2014 18:24
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:24 PM on 31 Dec 2014 from Mr Milos Cukovic.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Milos Cukovic
Email: [REDACTED]
Address: 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Dear Sir, Madam: I write regarding the planning application for 35 Furnival Street lodged on December 15th, with reference 14/01173/FULL. I am the owner and resident of Flat #8 (a 1-bedroom apartment) on the 3rd floor of Aston House. My apartment only has windows facing the light well, namely my bedroom and living room. I would like to object to the proposed construction, as it would lead to a loss of my privacy given that the new terrace would now have direct views into my bedroom. Besides privacy issues, I am sympathetic to neighbours living on the lower floors of the building, since the planned application would affect them the most through the substantial loss of general light in the light well. As current development of 35 Furnival Street is designed for both esthetic and practical reasons (especially light passage), any change would be detrimental to the general quality of living in Aston House. For these reasons, I strongly object to this planning application. Yours faithfully, Milos Cukovic

From: Wells, Janet (Built Environment)
Sent: 05 January 2015 11:58
To: Hart, Liam
Cc: Wells, Janet (Built Environment)
Subject: FW: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:25 PM on 01 Jan 2015 from Ms Lisa Zazzera-Vryzakis.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).
Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Lisa Zazzera-Vryzakis
Email:
Address: 43 Swains Lane London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: The proposed extension will cut off most of the natural daylight which currently reaches the floors below, including the flat I co-own (No 8). In addition, the only access for builders and all the necessary materials is via the main entrance, the carpets and walls of which have only just been renovated. This will involve considerable nuisance to the occupants of the other flats for a lengthy period of time, as well as damage to the carpets and and newly-painted walls. Furthermore, the proposed extension involves a change to the external aspect of the building and, as such, contravenes the terms of the lease, which expressly forbids this. For all these reasons, I am objecting to the plans for the proposed extension.

[REDACTED]

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

[REDACTED]

From: PLN - Comments
Sent: 02 January 2015 00:20
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:19 AM on 02 Jan 2015 from Ms Lidia Zazzera.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Lidia Zazzera
Email:
Address: 43 Swains Lane London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: Dear Sir/Madam I am the co-owner of Flat 8, 34-35 Fumival Street (below the proposed extension) and I would like to object to the proposed single story extension to Flat 9 on the following basis: - The proposed construction would severely reduce the amount of natural light into my flat, which already has limited sunlight due to the built-up nature of the surrounding courtyard. Natural light is therefore at a premium and the proposed construction would severely compromise this and therefore negatively impact the quiet enjoyment of my property. - The proposed construction represents extreme overdevelopment in an area which is already

heavily developed and is out of keeping with the original footprint of the building. For this reason it contravenes the terms of the lease for the building which does not allow any alterations to the external edifice of the building. - Access to the proposed building works would be through the interior of the building and the construction problems related to accessibility would be severe and risk damaging the property, eg the internal lift is not designed to carry building materials and would be a safety hazard; the interior of the building would be compromised and has only very recently been refurbished. - The loss of light to the lower floor flats (of which mine is one) would negatively affect the entire block by compromising property prices and rental yields. - The construction of an terrace and additional storey would compromise the privacy and quiet enjoyment of my property as I would be overlooked by the new extension above. I urge you to reject this application on the above grounds.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 03 January 2015 22:18
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:17 PM on 03 Jan 2015 from Mrs Joanne Santa Maria.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Joanne Santa Maria
Email:
Address: Flat 12 34-35 Fumival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I object to this extension. We are already facing development of several stories of Dyers building at the rear of 35 Fumival Street which will greatly reduce the light to the flats in 35 Fumival. This will no doubt already reduce the value of all the flats in 35 Fumival Street. The extension of flat 9 will further reduce light to the lower flats and will further reduce their value and by extension, the value of all the flats in the building. In addition, the noise and chaos from that construction and development of Dyers Building will already be untenable without the addition of the same from flat 9's efforts. I am positive having to look at a roof instead of air space beneath my flat will remove any remaining aesthetic/attractive value after Dyers building has done its worse.

[REDACTED]

From: PLN - Comments
Subject: RE: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 04 January 2015 19:09
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:09 PM on 04 Jan 2015 from Mrs Giuliana Birri.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Giuliana Birri
Email:
Address: Flat 6. @ 34/35 Furnival Street Holborn London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sir This is my second attempt to note my objection re the planning proposal flat 9 on 3rd floor of our block . But still no comment has been noted on the website . I am also aware that quite a few others from our block have made objections but none of which are evident . Please confirm by email that our objections have been received. Regards Mrs G Birri

[REDACTED]

From: Wells, Janet (Built Environment)
To: Hart, Liam
Cc: Wells, Janet (Built Environment)
Subject: FW: Comments for Planning Application 14/01173/FULL

[REDACTED]

From: Julie Birri [REDACTED]
Sent: 04 January 2015 19:35
To: PLN - Comments
Subject: Re: Comments for Planning Application 14/01173/FULL

Dear Sir

Thank you for the confirmation of my second email.

I can only assume that my first email showing my reasons for objection must have gone astray hence I repeat my reasons for objection.

Loss of light for all flats below the third floor.

Extensive alterations are breach of CS21

The works would cause damage to common parts re access of building materials

I apologise to Lisa of flat 9 that she wished to gain some space in the bedroom but

I feel this is not possible as it could lower the value of the flats due to lack of light.

Regards Mrs G Birri

Sent from my iPad

On 4 Jan 2015, at 19:09, <PlnComments@cityoflondon.gov.uk> wrote:

Mrs Giuliana Birri,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 7:09 PM on 04 Jan 2015 from Mrs Giuliana Birri.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mrs Giuliana Birri

Email:

Address:

Flat 6. @ 34/35 Farnival Street Holborn London

Comments Details

Commenter

Type:

Neighbour

Stance:

Customer objects to the Planning Application

**Reasons for
comment:**

- Residential Amenity

Comments:

Dear Sir This is my second attempt to note my objection re the planning proposal flat 9 on 3rd floor of our block . But still no comment has been noted on the website . I am also aware that quite a few others from our block have made objections but none of which are evident . Please confirm by email that our objections have been received. Regards Mrs G Birri

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[REDACTED]

From: Wells, Janet (Built Environment)
To: Hart, Liam
Cc: Wells, Janet (Built Environment)
Subject: FW: Comments for Planning Application 14/01173/FULL

[REDACTED]

From: PLN - Comments
Sent: 05 January 2015 11:04
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:04 AM on 05 Jan 2015 from Mr Nigel May.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mr Nigel May
Email:
Address: Flat 9 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Mr Hart, I write to lay out my objections to the planning application for 35 Furnival Street for which I received a letter dated December 15th , with your reference 14/01173/FULL. I am the owner of Flat #9 of Aston House, 36-37 Furnival Street. The proposed new terrace would have direct views into my living room, which would clearly be an unreasonable detriment to my privacy. Also, the planned application would cause the

lower floors of our building to lose a lot of their natural sunlight, which would have a negative impact on their quality of living. I therefore wish to object to this planning application. Yours sincerely, Nigel May

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 05 January 2015 14:53
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:52 PM on 05 Jan 2015 from Mr Tony Ng.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Tony Ng
Email:
Address: Apartment no 3, 36-37 Furnival Street Holborn London London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: The construction seems to create poor neighboring amenity and objection of skylight to our block.

[REDACTED]

From: Ball, Matthew
Sent: 07 January 2015 11:36
To: Hart, Liam
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 06 January 2015 16:58
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:57 PM on 06 Jan 2015 from Lord John Krebs.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Lord John Krebs
Email: [REDACTED]
Address: 24 Balliol Court Rutherway Oxford

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I am the owner of Flat 16 35 Furnival Street. I am writing to object to the proposed extension on the grounds that it is inappropriate development of a purpose built block of flats. The proposed extension will detract from the light of the flats below and if granted would set an unacceptable precedent for other owners to make similar applications. I hope that the application will be rejected.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 14 January 2015 18:37
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:37 PM on 14 Jan 2015 from Miss Chloe Nash.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Miss Chloe Nash
Email:
Address: Flat 3 34 Furnival St London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: Loss of amenity and right to light Flat 9's report and representations concede that the amount of light that will be lost from my flat is above the maximum allowable levels. This alone is reason enough to refuse the application. There are no compelling grounds for you to disregard these maximum allowable levels of light loss and so the application should be dismissed. The proposed plans would be an unlawful interference with my right to light. Flat 9 seek to argue that the light lost will chiefly be to the bedroom, which would not be occupied during the day. This is incorrect. Flat 3 is on two levels- basement and ground floor. Flat 4 is a mirror image of Flat 3. I cannot tell from the plans whether the proposed extension is above Flat 3 or Flat 4. The plans make it appear as if it is above Flat 4 but in fact I think it must be above Flat 3 because Flat 9 is on the same side of the building as Flat 3. In any event, both the lower level and the first floor of Flat 3 are used during the day.

As there is more light in the bedroom, this is used as a study and as somewhere to be to enjoy the daylight. There is, at the moment, just enough day light to enjoy the basement living area and patio during the day. Any reduction in the amount of existing light would make this a defunct space so it would reduce its amenity by 100% in reality. I am finding it very difficult to decipher the plans and some of the documents are not available when you click on them. However, it appears that the extension to Flat 9 would sit directly above my flat and block off my patio entirely. It would become an enclosed space with a view of a concrete base rather than a pretty patio with a view of the sky. I have plants growing up my trellis that have been there since 2000 and these would die. So from the perspective of my flat, this would be an unjustified interference with the character of the building and with my enjoyment of my property.

From: PLN - Comments
Sent: 15 January 2015 23:56
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:56 PM on 15 Jan 2015 from Dr Susan Scott.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and the formation of a new roof terrace with balustrade above (8.6sq.m).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Susan Scott
Email:
Address: Flat 5 35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: This new structure will significantly reduce the natural light at the back of our dwelling and thus impact our quality of life. There is already a low level of light in the lower level flats and even a small reduction would make a major impact. The lease does not permit extensions and planning approval would set a precedent that might lead to additional impact from other new building works that would further reduce light and potentially increase noise in this small urban space.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 16 February 2015 10:06
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:05 AM on 16 Feb 2015 from Mr Mathieu Fourny.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Mathieu Fourny
Email: [REDACTED]
Address: Apartment 1, Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sir: I have taken knowledge of the revised scheme to erect a storey extension to the 2nd floor of 35 Furnival Street. As you may recall from my objection to the original application (dated 24th December 2014), I am the owner and resident of Apt 1 Aston House located on the lower ground and ground floor, with only rear-facing windows into the light well of Aston House. This light well only receives light from its South aspect towards 35 Furnival Street (i.e. precisely towards the planned erection). I appreciate the effort of the applicant in her attempt to reduce the negative impact of the proposed extension to the neighbouring flats. However, as you may have already assessed, the revised scheme is still unacceptable, as it would lead to a large reduction of the direct sunlight to the light well of Aston House. While I cannot verify the accuracy of the revised sunlight report, it is still clear that the revised extension would

lead to a material reduction of sunlight to my flat. E.g. in the summer days: 100% direct sunlight to Room B going down to 55% direct sunlight (45% shadow). You will appreciate this would be quite detrimental to my quality of living. As you can see in this report, I already benefit from only very limited direct sunlight - actually almost none during the winter months and only around 12-3pm during the summer months. So blocking further the little sunlight I can get during the summer time would affect me tremendously. I will not comment further regarding the general loss of amenity and the negative impact of overbuilding, as I think the amount of objections that was received last month from all other residents of 34-35 and 36-37 Furnival Street speaks for itself. I do hope my objection to this revised application will receive a favourable response from the City of London Department of the Built Environment. Yours sincerely, -Mathieu Fourny

[REDACTED] 14/02/15

From: PLN - Comments
Subject: FW: 14/01173/FULL: 35 Furnival Street, London EC4A 1JQ
Attachments: SAVE Objection 19.02.15.pdf

From: Stephen Newton [REDACTED] On Behalf Of Stephen Newton
Sent: 19 February 2015 16:14
To: PLN - Comments
Subject: 14/01173/FULL: 35 Furnival Street, London EC4A 1JQ

ACKNOWLEDGED

Dear Mr Hart

I write regarding the amended and re-submitted Planning Application under reference 14/01173/FULL in respect of Flat 9, 35 Furnival Street, London EC4A 1JQ.

Firstly, there appears to be a factual error on the Application. It refers to an extension on the 2nd Floor whereas Flat 9 is in fact on the 3rd Floor.

Whilst my wife and I do not object in principle to an extension, we do have some concerns:

- The revised proposal appears far less appealing visually than the previous version, which would simply have extended the current lines of the building upwards by one Floor. However that will not affect us to any great extent and the lack of a balcony at 4th Floor level under the revised proposal is not an issue for us.
- We are by no means experts on such matters but would be surprised if the revised proposal resolves issues raised previously regarding loss of light, overlooking, disruption and access for construction.
- A number of residents / flat owners at 34 / 35 Furnival Street have raised concerns over issues such as bringing building materials up in the lift, which is not designed for such things and how to ensure that the structure of the rest of the building is not compromised by the proposed work. I believe that the lease on each flat also prohibits any alteration to the external appearance of the building, although of course leases can be varied. I appreciate that these may not be matters for the Planning authorities but one for the Landlord - i.e. the building's Management Company.

Sincerely

Stephen and Poppy Newton
Flat 11
35 Furnival Street
London
EC4A 1JQ

[REDACTED]



From: Ball, Matthew
Sent: 20 February 2015 16:28
To: Hart, Liam
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 20 February 2015 15:43
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:42 PM on 20 Feb 2015 from Mr & Mrs Fraser and Sandra Ashman.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr & Mrs Fraser and Sandra Ashman
Email:
Address: Flat 14 34-35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: The fact that the applicant has considered the reaction to her original proposal is appreciated. It is, of course, a matter for her but the additional space created must make the development of marginal value. I made the point in my objection to the original proposal that Flat 9 is on the 3rd, not the 2nd floor. Have the light calculations been made based on the former or the latter. Presumably there is a difference as an extension lower down would have a less deleterious effect. I also made the point that I would not be affected in terms of light or privacy because my flat is on the 5th floor. That does not remove my concern for those on the lower floors being cast into perpetual gloom or, less altruistically, for the potential impact on the value of the

whole block in which all lessees have an interest by sharing in the freehold. I still regard the proposal as a light-reducing over-development. The argument that the Dyers Building development will also adversely affect light to the rear of 34-35 does not excuse this proposal. Making things worse, only not by as much, is scarcely a compelling argument. I would repeat that the limiting of the rearward extensions to only the lower floors in the original construction of 34-35 must have been in recognition of the light impact of going any higher. I am also concerned about the impact of the proposed works on the building. I note that another commentator has pointed out that the development is expressly forbidden by the lease. To judge from the comments on the original proposal from other owners, agreement to varying the leases is unlikely. I object to the proposed development. Yours faithfully Fraser & Sandra Ashman

From: PLN - Comments
Sent: 23 February 2015 15:35
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:34 PM on 23 Feb 2015 from Mr Val-Daniel Geary.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Val-Daniel Geary
Email: [REDACTED]
Address: Flat 2 36-37 Fumival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: Good afternoon, I just wanted to follow up on my previous objection to state that I do not not see how slightly reducing the impact on sunlight into our flat changes any of the principles laid out in my previous objection. And so, for the reasons detailed in my previous message, I still fully object to the planned development. Kind regards, Val- Daniel Geary

From: PLN - Comments
Sent: 24 February 2015 10:57
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:56 AM on 24 Feb 2015 from Mr Nigel May.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mr Nigel May
Email: [REDACTED]
Address: Flat 9 Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I write to lay out my objection to the planning application for 35 Furnival Street for which I received a letter dated February 10th, with your reference 14/01173/FULL. The planned application would still cause the lower floors of our building to lose a lot of their natural sunlight, which would have a negative impact on their quality of living. I therefore wish to object to this planning application.

From: PLN - Comments
Sent: 24 February 2015 11:44
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:43 AM on 24 Feb 2015 from Mr Mathieu Fourny.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Mathieu Fourny
Email:
Address: Apartment 1, Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sir: I have taken knowledge of the revised scheme to erect a storey extension to the 2nd floor of 35 Furnival Street. As you may recall from my objection to the original application (dated 24th December 2014), I am the owner and resident of Apt 1 Aston House located on the lower ground and ground floor, with only rear-facing windows into the light well of Aston House. This light well only receives light from its South aspect towards 35 Furnival Street (i.e. precisely towards the planned erection). I appreciate the effort of the applicant in her attempt to reduce the negative impact of the proposed extension to the neighbouring flats. However, as you may have already assessed, the revised scheme is still unacceptable, as it would lead to a large reduction of the direct sunlight to the light well of Aston House. While I cannot verify the accuracy of the revised sunlight report, it is still clear that the revised extension would lead to a material reduction of sunlight to my flat. E.g. in the summer days: 100% direct sunlight to Room B going down to 55% direct sunlight (45% shadow). You will appreciate this would be quite detrimental to my quality of living. As you can see in this report, I already benefit

from only very limited direct sunlight - actually almost none during the winter months and only around 12-3pm during the summer months. So blocking further the little sunlight I can get during the summer time would affect me tremendously. I will not comment further regarding the general loss of amenity and the negative impact of overbuilding, as I think the amount of objections that was received last month from all other residents of 34-35 and 36-37 Furnival Street speaks for itself. I do hope my objection to this revised application will receive a favourable response from the City of London Department of the Built Environment. Yours sincerely, -Mathieu Fourny

From: PLN - Comments
Sent: 03 March 2015 13:36
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:35 PM on 03 Mar 2015 from Mr Mathieu Fourny.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Mathieu Fourny
Email:
Address: Apt 1, Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I have taken knowledge of the revised scheme to erect a storey extension to the 2nd floor of 35 Furnival Street and would like to object. I appreciate the effort of the applicant in her attempt to reduce the negative impact of the proposed extension to the neighbouring flats. However, as you may have already assessed, the revised scheme is still unacceptable, as it would lead to a large reduction of the direct sunlight to the light well of Aston House. I am the owner and resident of Apt 1 Aston House located on the lower ground and ground floor, with only rear-facing windows into the light well of Aston House. This light well only receives light from its South aspect towards 35 Furnival Street (i.e. precisely towards the planned erection). While I cannot verify the accuracy of the revised sunlight report, it is still clear that the revised extension would lead to a material reduction of sunlight to my flat. E.g. In the summer days: 100% direct sunlight to Room B going down to 55% direct sunlight (45% shadow). You will appreciate this would be quite detrimental to my quality of living. As you can see in this report, I already benefit from only very limited

direct sunlight - actually almost none during the winter months and only around 12-3pm during the summer months. So blocking further the little sunlight I can get during the summer time would affect me tremendously. I will not comment further regarding the general loss of amenity and the negative impact of overbuilding, as I think the amount of objections that was received last month from all other residents of 34-35 and 36-37 Furnival Street speaks for itself. I do hope my objection to this revised application will receive a favourable response from the City of London Department of the Built Environment. Yours sincerely, -Mathieu Fourny

From: PLN - Comments
Sent: 03 March 2015 13:43
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:42 PM on 03 Mar 2015 from Mr Walter Scott.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Walter Scott
Email:
Address: Flat 5 35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: We appreciate that the applicant has re-considered the original proposal. However, we still do not see how the decrease in the development footprint will significantly address our original concerns. Primarily, that is the reduction of light reaching to our lower floor will adversely impact our quality of life. Concerns on property value, potential wear and tear to common areas and general nuisance while works are carried out also remain. We object to the proposed development. Walter and Susan Scott

From: Ball, Matthew
Sent: 04 March 2015 10:01
To: Hart, Liam
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 03 March 2015 23:41
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:40 PM on 03 Mar 2015 from Miss Lidia Zazzera.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).
Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Miss Lidia Zazzera
Email:
Address: 43 Swains Lane London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I am the co-owner of Flat 8, 34-35 Furnival Street (below the proposed extension) and I would like to object to the revised proposal for a single story extension to Flat 9 on the following basis: - Whilst the revised proposal has to some extent mitigated concerns regarding size and scale, the proposed construction would still severely reduce the amount of natural light into my flat, which already has limited sunlight due to the built-up nature of the surrounding courtyard. Natural light is therefore at a premium and the revised proposal would nevertheless severely compromise this and therefore negatively impact the quiet enjoyment of my property. - The revised proposed construction represents extreme overdevelopment in an area which is already heavily

developed and is even more out of keeping with the original footprint of the building than the original proposal. For this reason it contravenes the terms of the lease for the building which does not allow any alterations to the external edifice of the building. - Access to the proposed building works would be through the interior of the building and the construction problems related to accessibility would be severe and risk damaging the property, eg the internal lift is not designed to carry building materials and would be a safety hazard; the interior of the building would be compromised and has only very recently been refurbished. - The loss of light to the lower floor flats (of which mine is one) would negatively affect the entire block by compromising property prices and rental yields. - The construction of an additional storey would compromise the privacy and quiet enjoyment of my property as I would be overlooked by the new extension above. I urge you to reject this application on the above grounds.

From: PLN - Comments
Sent: 05 March 2015 20:58
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:58 PM on 05 Mar 2015 from Mr Milos Cukovic.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Milos Cukovic
Email: [REDACTED]
Address: Furnival Steet 36-37 London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I write to object to planning application with reference 14/01173/FULL. Although the application is revisited, it still isn't properly addressing any of the problems stated in the previous objections which include blocking of the natural sunlight, privacy issues as well as that it will be a precedent that may cause overbuilding in the surrounding area. Hence, for the same reasons explained in the previous comment, I object to the planning application. Yours sincerely, Milos Cukovic

From: PLN - Comments
Sent: 06 March 2015 06:43
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:43 AM on 06 Mar 2015 from Ms Yanming Bay.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED SCHEME).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Yanming Bay
Email: [REDACTED]
Address: Apt 1, Aston House 36-37 Furnival Street
London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I am the owner of Flat 4, 36-37 Furnival Street. I would like to object to the revised proposal for a single story extension to Flat 9. I appreciate that the owner of Flat 9 tried to mitigate some concerns by reducing the size and scale of the extension but the amended proposed construction would still severely reduce the amount of natural light into my flat. During the fall/winter months, the direct sunlight on my unit would go from 75% to 30% on the first floor, which already has limited sunlight due to the built-up nature of the surrounding courtyard. Light is important to the wellbeing of an individual as lack of light has been shown to affect the emotional wellbeing of an individual resulting in depression. Reducing my units exposure of light to merely 30% is cruel considering how little light there is in the fall/winter months already. The lack of

light will also impact the price and rental yield of my unit, and subsequent the rest of the units in my block. I sincerely hope you will review the application as it certainly seems to affect the natural lighting of several units within the area, causing quite a bit of unhappiness as several people will have to suffer darker days.

[REDACTED]

From: PLN - Comments
Subject: FW: Planning Application 14/01173/FULL - 34 / 35 Furnival Street London EC4A 1JQ

-----Original Message-----

Sent: 15 August 2015 17:59

To: PLN - Comments

Subject: Planning Application 14/01173/FULL - 34 / 35 Furnival Street London EC4A 1JQ

Dear Mr Hart

As you will be aware, this is now the third iteration of this application. Having looked at the updated drawings online, it appears that there is little meaningful change from the previous version.

As I have stated before, my wife and I have no objection in principle to an extension at Flat 9. However the revised plans do nothing to alleviate the concerns we expressed previously. As before, the application is factually incorrect in that Flat 9 is stated to be on the 2nd Floor of our building when it is in fact on the 3rd. I wonder if this combined with the fact that the height of Dyer's Buildings is set to increase with the forthcoming redevelopment work impacts the daylight calculations?

Leaving aside the prohibition contained in the leases of flats in our building on external alterations, one of our main concerns is that access to bring in building materials is very limited. The lift in our building is certainly not adequate for that purpose. We remain concerned about the practical implementation / construction aspects of this plan, were it to be approved.

Sincerely

Stephen and Poppy Newton

Flat 11

35 Furnival Street
London EC4A 1JQ

ACKNOWLEDGED

PLN
17 AUG 2015

Subject:

FW: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:47 AM on 17 Aug 2015 from Ms Lidia Zazzera.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ

Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED DESIGN AND UPDATED DAYLIGHT AND SUNLIGHT STUDY).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Lidia Zazzera

Email:

Address: 43 Swains Lane London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

Comments: This proposal contravenes the terms of the lease of the flatholder.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 18 August 2015 19:03
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:03 PM on 18 Aug 2015 from Mr Mathieu FOURNY.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED DESIGN AND UPDATED DAYLIGHT AND SUNLIGHT STUDY).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Mathieu FOURNY
Email: [REDACTED]
Address: Apt 1, Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: [part 1] We have taken knowledge of the revised single storey extension to Flat 9 of 35 Furnival Street. We already objected twice to this application and were quite surprised a new application was submitted given the amount of objections that have been submitted on the previous two applications: over 20 residents and owners objected from all neighbouring buildings. The new application does not address the issues previously raised by all of us living nearby, i.e. loss of light in the light wells of both 36-37 Furnival Street and 34-35 Furnival Street, loss of amenity and privacy and overbuilding in an area which is already heavily developed. We can only stress once again that it would seem very unfair that an owner is granted permission to increase the square footage of his flat and improve his condition of living (and property value) at the obvious detriment of the

neighbouring residents and owners (loss of natural light in flats located on lower floors, not to mention the negative impact to property value). We were also astonished that not only a new application was filed, but that the revised project presents a larger footprint than in the proposed extension submitted in February. Finally, we note that the applicant chose to appoint a new company to conduct the daylight/sunlight report, showing lower impact now than in the previous report (although the footprint of the proposed extension is now larger). While we are not experts and cannot verify the accuracy of this report (commissioned and paid for by the applicant), we can only observe that it shows strange results and contradicts the previous report in many places, so it is hard for us to trust it.

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 18 August 2015 19:05
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:05 PM on 18 Aug 2015 from Mr Mathieu Fourny.

Application Summary

Address: 35 Funnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 2nd floor level and installation of replacement balustrading (REVISED DESIGN AND UPDATED DAYLIGHT AND SUNLIGHT STUDY).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Mathieu Fourny
Email: [REDACTED]
Address: Apt 1, Aston House 36-37 Funnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: [part 2] Without the need of complex computerised calculations: the only source of light in the light well of Aston House comes from the East direction, as the South and West aspect are already fully obstructed. It is obvious that the proposed storey extension would block a large part of that East aspect. We will be happy to organise an on-site visit if there is any doubt about this. Just to illustrate some of the strange results observed in the new revised sunlight report: - Window 9 (on the Ground Floor of Aston House): total sunlight hours is calculated as 1% before and 1% after in Appendix 2 ("Sunlight to Windows" on p30) -> one can only check the picture of that window on page 17 and conclude that (i) this window benefits from direct sunlight in the morning for a few hours (i.e. >> 1% before) and that (ii) the new proposed extension would block at least

50% of that sun exposition if granted (as it is directly blocking the East side). - Window 9 (the same): how come the daylight distribution goes up between "before" and "after" ("Daylight Distribution" on p27)? It can only go down if you build a new storey on a higher floor, not up... We just picked that window as this is our bedroom, so we know it well... Probably other strange results elsewhere. We therefore object to this revised application and we would be very grateful if the City of London Department of the Built Environment would accept our objection and reject this application which has been objected by so many people over the past 9 months. Yours sincerely, -Mathieu Fourny

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 20 August 2015 09:06
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:05 AM on 20 Aug 2015 from Mrs Eleanor Byrne.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION AND DESIGN AND UPDATED DAYLIGHT AND SUNLIGHT STUDY).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Eleanor Byrne
Email: [REDACTED]
Address: 62 Campsie Road East Kilbride

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: We understand that the owner of Flat 9, 34-35 Furnival ~Street London EC4A 1JQ has submitted a further revision to her application for planning consent for the erection of an extension at the rear of Flat 9. We own Flat 14 which we acquired in June 2015. We have examined the new proposal which seems much like the other two. We repeat the point raised in the objection from the then owners of Flat 14 by questioning the basis of the light calculations. Presumably an extension lower down would have a less deleterious effect on the flats below. We repeat the previously-expressed view that the proposal is a light-reducing over-development and that the limiting of the rearward extensions to only the lower floors in the original construction of 34-35 Furnival Street must have been in recognition of the impact on light levels on the lower floors of going any higher. The

applicant has so far dealt very superficially with the issue of how the construction of the extension would be achieved and with calculation of the load-bearing capability of the structure below the proposed extension. There is a real risk of damage to the building during such work and we are not aware of any proposals for providing indemnities to the leaseholders and the freehold company. As earlier objections have stated, the leases of the flats in the block explicitly forbid external changes to any of them. Finally, we note that most of the flats in the building are let to tenants whose quiet enjoyment could not but be affected by the required construction work. Both from the point of view of residence or investment the development is inappropriate and we object to it

From: PLN - Comments
Sent: 21 August 2015 11:21
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:20 AM on 21 Aug 2015 from Ms Yanming Bay.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and Installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Ms Yanming Bay
Email: [REDACTED]
Address: Flat 4, 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Residential Amenity

Comments: It has come to my knowledge that the owner of Flat 9, 34-35 Furnival Street has revised her application for planning consent to erect an extension at the rear. I question the daylight/sunlight report submitted in this new application. Window 14 from 36-37 Furnival Street, which belongs to my unit, cannot miraculously have an increase to the sunlight to window and daylight distribution. It either stays the same or gets worse with an extension at the rear of Flat 9, 34-35 Furnival Street. How do I supposedly get 0% sunlight to window in winter now but 1% sunlight to window in winter after the extension? Therefore, the report is inaccurate and should not be relied on. As it is, our only source of sunlight is from the East. If this extension goes ahead, it blocks our only existing source of light left. It would be unfair to myself and the other residents in my building if this extension is approved as it would significantly affect the value of our building due to loss of light and loss of privacy. The extension should not be approved for the good of one individual at the expense of many others.

[REDACTED]

From: PLN - Comments
Sent: 23 August 2015 09:06
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:05 AM on 23 Aug 2015 from Dr Yuk Wah Chan.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and Installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Yuk Wah Chan
Email: [REDACTED]
Address: 5A Tower 4 Beverly Villas 16 La Salle Road Kowloon, Hong Kong

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Noise
- Residential Amenity

Comments: I am the owner of Apartment 7, Aston House, 36-37 Furnival Street, London EC4A 1JQ. I strongly oppose the captioned planning application which will block the lighting of the rear part of our building. Moreover, the value of our building will be degraded as the living environment will be less healthy than the existing one. Also the noise generated during the construction and the dust pollution so caused will be a big nuisance to us as their neighbour.

[REDACTED]

From: PLN - Comments
Sent: 23 August 2015 17:26
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:25 PM on 23 Aug 2015 from Mr Val-Daniel Geary.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and Installation of replacement balustrading (REVISED DESCRIPTION).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Val-Daniel Geary
Email: [REDACTED]
Address: Flat 2, Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Noise
- Residential Amenity

Comments: We would once again like to object to the proposed project for a single storey extension to Flat 9 35 Furnival Street. The reason for once again objecting to this project is that it does not address the issues outlined previously e.g. loss of light in the light well of Aston House, noise disturbance and loss of amenity. Moreover, the revised project is in fact larger than the initial submission in February and has a greater impact in terms of loss of light for many of the residents of Aston House resulting in some flats losing 100% of light in their windows. Therefore I believe our grounds for objection are fairly obvious and hope that these are taken into consideration before any permission to allow the extension project is granted. Kind regards, Val Geary and Jane Richards

From: PLN - Comments
Sent: 27 August 2015 09:34
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:33 AM on 27 Aug 2015 from Mr Duncan Ashman.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Duncan Ashman
Email: [REDACTED]
Address: 22 Park Street York

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: As co-owner of Flat 14, 34-35 Furnival Street I wish to object to the proposed development on the grounds set out in the objection by my co-owner, Eleanor Byrne. The extension would be an excessive development and would be detrimental to the value of the building and its neighbours.



[REDACTED]

From: PLN - Comments
Sent: 27 August 2015 14:17
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:16 PM on 27 Aug 2015 from Mr Nigel May.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and Installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Nigel May
Email: [REDACTED]
Address: Flat 9 36-7 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: The revision to this planned application would still cause the lower floors of our building to lose a lot of their natural sunlight, which would have a negative impact on their quality of living. I am also very sceptical of the computer light calculations, which I hope the committee will verify before accepting, since some of the calculations appear extremely unlikely to be possible. I therefore wish to object to this planning application.



From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 29 August 2015 13:07
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:06 PM on 29 Aug 2015 from Mrs Lisa May.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Lisa May
Email:
Address: Aston House 36 -37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: "To whom it may concern: We write on behalf of Furnival Management Limited (Company No. 09183057) which owns the freehold of Aston House, (EC4A 1JQ) located next to 34-35 Furnival Street. We already objected to the planned application #14/01173/FULL on 30th December 2014. We would like to renew our objection to the revised planning (as per the notice dated 11th August 2015), as it does not address the concerns we originally had. The proposed project would reduce the level of natural light in the light well of Aston House. In addition, by infilling space between the existing buildings, the character and appearance of the area will become oppressively overbuilt to the detriment of all. We would therefore like to object to the revised application and hope our concerns will be taken into consideration by the City of London Department of the Built Environment. Kind regards, The Directors of Furnival Management Limited"

[REDACTED]

From: PLN - Comments
Sent: 30 August 2015 12:49
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:48 PM on 30 Aug 2015 from Mr Milos Cukovic.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Milos Cukovic
Email: [REDACTED]
Address: Furnival Steet 36-37, Flat 8 London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Having taken knowledge of the revised application for single storey extension to Flat 9 of 35 Furnival Street, I would like to object to this development for the much same reasons as in my original objection, since I find that none of the issues raised previously are considered in the revised application. Still the biggest problem is the blockage of the light well of Aston House, which is the only source of daylight for most of residents in Aston House that will be completely or almost completely blocked for neighbours living on the lower floors. Besides this huge detriment of living standards due to less daylight, there are other issues of loss of amenity due to overdeveloping of area that is already tightly developed.
Best Regards, Milos Cukovic

[REDACTED]

From: PLN - Comments
Sent: 31 August 2015 13:53
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:52 PM on 31 Aug 2015 from Mrs Giuliana Birri.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Giuliana Birri
Email: [REDACTED]
Address: Flat 6 35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: Dear Mr Hart We wish to object to the revised plans re flat 9 (3rd Flr) in Our block as the access to the flat in the building to carry out Such extensive external work (which according to our leases are not permitted) and would cause considerable disruption even with all the best intentions of the contractors the lift is not adequate which would leave other option the stairs causing dust damage etc to all floors from entrance to 3rd floor. We appreciate that Ms Dickenson needed to gain storage space in her bedroom but we are unable to agree to the alterations as the Impact to the block would be considerable . Regards Mr & Mrs Birri

From: PLN - Comments
Sent: 03 September 2015 08:03
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:03 AM on 03 Sep 2015 from Miss Chloe Nash.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Miss Chloe Nash
Email:
Address: Flat 3 34-35 Fumival St London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Noise
- Residential Amenity

Comments: I object to the proposed extension for the reasons expressed against the previous application, which have not been addressed by this amendment to the application. I would highlight that the proposed extension would be in breach of Flat 9's lease, which prevents any extension, building or alteration to the structure of the building without the permission of the owners of the Freehold. In this building we all own a share of the Freehold and, having spoken to Julie Birri, a Director of the Management Company, I know the Company would take enforcement action against this extension should Flat 9 attempt to go ahead with it in breach of the lease. I would like to make clear that I would be strongly behind any enforcement action as I regard this extension as an audacious, inconsiderate and unlawful interference with neighbours' peaceful enjoyment of their properties. It is difficult to see from the plans but I believe this extension would sit directly above my flat and block out all natural light from my patio in the basement and the bedroom on the ground floor. It would severely reduce the amenity of my flat,

which was my home for many years and which I currently rent out but intend to return to in the medium term. It is impossible to see how Flat 9 would be able to build this extension without making use of my patio at basement level or without causing damage to the interior of the communal areas. Kind regards Chloe Nash,
Barrister and Owner of Flat 3, 34 Furnival St

Comments for Planning Application 14/01173/FULL

Application Summary

Application Number: 14/01173/FULL

Address: 35 Furnival Street London EC4A 1JQ

Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

Customer Details

Name: MRS ELIZABETH SPEIRS

Address: 190 FERRY ROAD EDINBURGH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Dear Sir or Madam

I wish to object to the erection of an extension to Flat 9 at 34-35 Furnival Street, London EC4A 1JQ. I own flat 13 and let it to tenants. I believe that the proposed building work would spoil the aesthetics of the building. I also question if this work is feasible under the current lease. The disruption to the other residents - both owners and tenants - through noise and dust would be unacceptable and I would envisage a loss of income due to this work.

Liz Speirs

Comments for Planning Application 14/01173/FULL

Application Summary

Application Number: 14/01173/FULL

Address: 35 Furnival Street London EC4A 1JQ

Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

Customer Details

Name: Lord John Krebs

Address: Flat 16 35 Furnival St London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The proposed extension will cause considerable loss of amenity to those living in flats below, as well as unacceptable levels of disturbance to all residents living in the block of flats.

Setting aside planning considerations, the leases of all the Flats in 35 Furnival St expressly forbid this kind of extension, so even if planning permission were granted, the extension could not be built.

[REDACTED]

From: PLN - Comments
Sent: 09 September 2015 10:28
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:27 AM on 09 Sep 2015 from Mrs Joanne Santa Maria.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Joanne Santa Maria
Email: [REDACTED]
Address: Flat 12 35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Noise
- Residential Amenity

Comments: This is an attempt to vary the terms of the lease without any approval or amendments sought or agreed. As holder of a share of the freehold, I will not agree to the terms of the lease being varied. In addition, this is a very small building and the inconvenience of having to live through building works, mess, debris, dust and noise would be intolerable. No thought has also been given as to how the materials would be transported to the back of the building to carry out the works. The one lift is already frail. We have recently refurbished the ground and lower floor with new paint and carpets. The owner of Flat 9 has not provided any indemnities in the event of any damage caused by the workmen and materials be transported onsite.

[REDACTED]

From: PLN - Comments
Sent: 09 September 2015 21:00
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:59 PM on 09 Sep 2015 from Mr Stephen Newton.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mr Stephen Newton
Email: [REDACTED]
Address: 35 Furnival Street Flat 11 London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment: - Residential Amenity

Comments: Having commented on the two previous iterations, I can only reiterate my previous observations. I have no objection in principle to the proposed extension. However, the issues I have raised previously regarding the prohibition in the lease on external alterations and the challenges of access and construction remain.
Stephen Newton



From: PLN - Comments
Sent: 13 September 2015 16:19
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:18 PM on 13 Sep 2015 from Mr Tony Ng.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

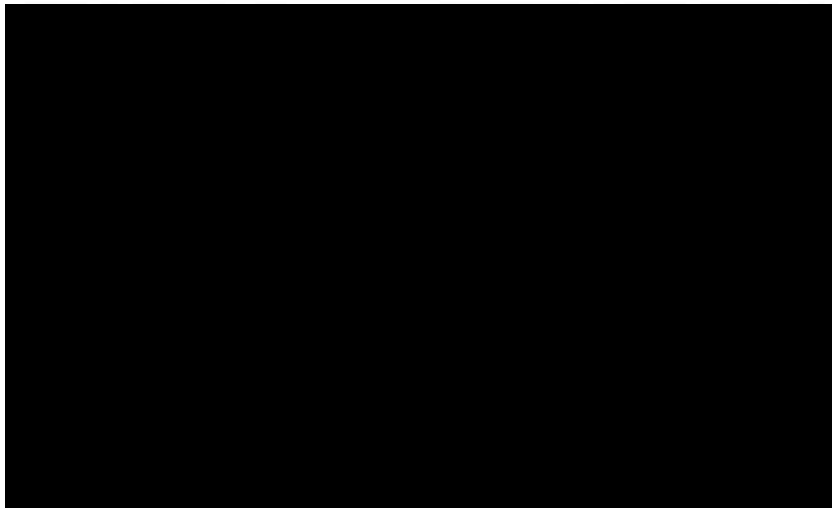
Customer Details

Name: Mr Tony Ng
Email:
Address: Unit 3, 36-37 36-37 Furnival Street, London EC4A 1JQ
London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I am the owner of Apartment 3 and strongly oppose the planning application that will block the lighting of the rear part of Aston building. It does affect the ecstastic value of the neighborhood in EC4. Will certain seek the authority to reject the application. Thank you.

From: Wells, Janet (Built Environment)
Sent: 05 October 2015 13:02
To: Wells, Janet (Built Environment)
Subject: FW: Comments for Planning Application 14/01173/FULL



From: PLN - Comments
Sent: 04 October 2015 15:05
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:05 PM on 04 Oct 2015 from Miss Chloe Nash.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (REVISED DESCRIPTION).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Miss Chloe Nash
Email:
Address: Flat 3 34-35 Fumival St London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

Comments:

I object to the proposed extension for the reasons expressed against the previous application, which have not been addressed by this amendment to the application. I would highlight that the proposed extension would be in breach of Flat 9's lease, which prevents any extension, building or alteration to the structure of the building without the permission of the owners of the Freehold. In this building we all own a share of the Freehold and, having spoken to Julie Birrell, a Director of the Management Company, I know the Company would take enforcement action against this extension should Flat 9 attempt to go ahead with it in breach of the lease. I would like to make clear that I would be strongly behind any enforcement action as I regard this extension as an audacious, inconsiderate and unlawful interference with neighbours' peaceful enjoyment of their properties. It is difficult to see from the plans but I believe this extension would sit directly above my flat and block out all natural light from my patio in the basement and the bedroom on the ground floor. It would severely reduce the amenity of my flat, which was my home for many years and which I currently rent out but intend to return to in the medium term. It is impossible to see how Flat 9 would be able to build this extension without making use of my patio at basement level or without causing damage to the interior of the communal areas. Kind regards Chloe Nash, Barrister and Owner of Flat 3, 34 Furnival St

From: PLN - Comments
Sent: 25 May 2017 08:20
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:19 AM on 25 May 2017 from Mrs Giuliana Birri.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and Installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Giuliana Birri
Email:
Address: Flat 6 @ 35 Fumival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments:
Dear Sir
re 14/01173 Full Flat 9 extension
we wish to make a representation against the extension proposed by Flat 9.
firstly our leases prohibit any alteration to the external appearance of the building .
Flats below the 3rd floor would all suffer lost of light
The disruption to the building should such major works be carried out as all the building materials only access is via the lift or stairs & dirt dust & noise
we sympathise with Ms Dickenson wishing to gain more space however we must also consider the well being all the residents and the block.

regards Mr & Mrs G Birri

[REDACTED]

From: PLN - Comments
Sent: 26 May 2017 09:32
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:31 AM on 26 May 2017 from Mr Iain Allison.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and Installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mr Iain Allison
Email:
Address: Flat 4 34 - 35 Fumival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: This extension a) will further restrict light to those at the bottom of the building at the back b) contravenes the lease.

[REDACTED]

From: PLN - Comments
Sent: 27 May 2017 16:35
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:34 PM on 27 May 2017 from Dr Susan Scott.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Susan Scott
Email:
Address: 40 Duxford Rd Whittlesford Cambridge

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: We object to these plans. Along with many of the other residents we have explained in detail why this is not feasible and we once again ask the owner of Flat 9 not to proceed. The new information provided does not adequately address our concerns.

From: PLN - Comments
Sent: 29 May 2017 19:20
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:19 PM on 29 May 2017 from Mrs Nina Keay.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mrs Nina Keay
Email:
Address: Flat 1 34-35 Furnival St London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: Residential amenity would be adversely affected by the extension, despite the claim of "low impact on light receivable by neighbouring properties", as it sets a precedent which would have a cumulative detrimental effect. The impact of noise, use of lift, etc would also effect residential amenity during the build. Incidentally, external alterations are prohibited under the leaseholds.

From: PLN - Comments
Sent: 30 May 2017 10:49
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:48 AM on 30 May 2017 from Mrs Eleanor Byrne.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Eleanor Byrne
Email:
Address: Flat 17 34-35 Fumival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I am the joint owner of Flat 14, 34-35 Fumival Street. I, and my predecessor in title, objected to the original application and its subsequent variations. I continue, and reiterate, our earlier objections. So far as we can tell the only change since 2015 is the lodging of a new daylight/sunlight report. As already indicated, Flat 14 would not be adversely affected in respect of light but we reiterate our strong objection to the proposed development. It is excessive; its execution could affect the structural integrity of the whole building, there is no explanation of how the work would be executed in to guarantee that no damage would be caused to any other part of the building and there is an absolute prohibition in the leases of all the flats of the carrying out of any external alterations to any of them. Planning consent would not overcome the lease restriction. We are dismayed that the application has been allowed to remain open for two and a half years particularly as your website indicates a determination deadline of 2 February 2015. I urge you to reject the application once and for all.

From: PLN - Comments
Sent: 31 May 2017 09:36
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:35 AM on 31 May 2017 from Mr Mathieu Fourny.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Mathieu Fourny
Email:
Address: Apartment 1, Aston House 36-37 Fumival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sir, Madam:

Our flat is located at 1 Aston House, 36-37 Fumival Street, with windows facing the light dwell only and therefore directly impacted by the proposed storey erection at 35 Fumival Street.

We have taken knowledge of the updated daylight and sunlight report with respect to the proposed planning application.

We strongly oppose this application for the same reasons we previously communicated to the London Department of the Built Environment. We refer to our previous responses to previous consultations in Dec-2014, Mar-2015 and Aug-2015.

This application has now been outstanding for almost 3 years and received more than 40 objections from the neighbourhood community. We hope the London Department of the Built Environment will consider these

objections when taking its decision.

Regarding more specifically the updated daylight and sunlight report, we would like to make the following important remarks:

- It is clear from the report that the neighbouring flats already suffer today from low natural light level and any new development can only lead to further light reduction to these flats already deprived of natural light access;
- The new report clearly shows that the proposed planning would not meet the BRE recommendations, even under the revised layout proposed in Feb-2015;
- In particular, the loss to certain flats exceeds the BRE guide limits, in respect of both the vertical sky component and daylight distribution measures (up to 100% loss in certain cases).

We would also like to highlight that the neighbouring flats have already been negatively impacted by the development at 1-6 Dyers buildings (facing East) which is about to be completed (after 2 years of works). Another elevation now blocking the South orientation would have very adverse consequences to the adjoining residents.

[1/2] (cont'd)

From: PLN - Comments
Sent: 31 May 2017 09:38
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:38 AM on 31 May 2017 from Mr Mathieu Fourny.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Mathieu Fourny
Email:
Address: Apartment 1, Aston House 36-37 Fumival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: [2/2]

We note that the report concludes that while the proposed storey erection at 35 Fumival Street would transgress the BRE recommendations and negatively impact the lives of the neighbours, the planning should be granted on the basis that the incremental negative impact due to this proposed project is lower than the negative impact already suffered by the same flats due to the Dyers Buildings development. This rationale is simply not acceptable and we feel very unfair to the residents impacted. Using the same logic, one could keep developing new elevations/storeys in our neighbourhood, each time with a slightly lower impact than the previous development and yet being granted permission simply on the grounds of lower incremental impact than previous projects authorised. This is a very prejudicial approach: on a cumulative basis, the neighbouring flats would suffer severe light loss without recourse for protection.

We hope our objection will obtain support from the

From: PLN - Comments
Sent: 31 May 2017 09:22
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:22 AM on 31 May 2017 from Mr Bharat Mekani.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|
Case Officer: Liam Hart
[Click for further Information](#)

Customer Details

Name: Mr Bharat Mekani
Email:
Address: CIS AGRIFERTS PTE LTD No 1 Amber Road, 17-03 Amber Point Singapore

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: We own the Flat 6, Aston House unit and If permission is granted, the new storey would block our light well and reduce further the amount of light coming into the flats facing the light well (flats 1,2,4,6,8,9). (This is in addition to the light reduction we are already suffering from the Dyer's Buildings development). Flat 6 is directly impacted by a reduction in light (up to 100% loss given the direct vicinity of the new floor)

We hope our objection will obtain support from the London Department of the Built Environment.

From: PLN - Comments
Sent: 31 May 2017 10:27
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:26 AM on 31 May 2017 from Mr Bharat Mekani.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).
Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Mr Bharat Mekani
Email:
Address: CIS AGRIFERTS PTE LTD No 1 Amber Road, #17-03
Amber Point Singapore

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sir/Madam
We are the owners of Flat 6, Aston House and we strongly object to the new development. The proposed development would block our light well and reduce further the amount of light coming into the flats (up to 100% loss in our case for Flat 6, given the direct vicinity of the new floor). This will also spoil the aesthetics of the building and also spoil the amenity of our flat which we rent out. Hope you consider our plea and negate the planning application.
Thank You.

From: PLN - Comments
Sent: 31 May 2017 10:20
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:19 AM on 31 May 2017 from Mr Nigel May.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).
Case Officer: Liam Hart
[Click for further Information](#)

Customer Details

Name: Mr Nigel May
Email:
Address: Flat 9 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I would like to reconfirm my previous objections to this plan.

In addition, the renewed Lighting Report seems to state that this development FAILS some of the relevant tests. I hope that the planning authority realise the implications of this decision, as should this be approved it would mean that incrementally all houses can lose all of their light as long as developers submit their plans piece by piece.

Surely if their own lighting report shows that this development is unacceptable, the owner will stop making these unsettling applications.

From: PLN - Comments
Subject: FW: 35 Furnival Street, London EC4A 1JQ, Flat 9 - Reference 14/01173/FULL

From: Stephen Newton [mailto:]
Sent: 02 June 2017 10:12
To: PLN - Comments
Subject: 35 Furnival Street, London EC4A 1JQ, Flat 9 - Reference 14/01173/FULL

Dear Mr Hart

Thank you for your letter regarding the above Planning Application. I own Flat 11 at 35 Furnival Street. However, my main residence is now at 6 Parkhurst Fields, Churt, GU10 2PG.

This is the third time that a substantially similar Application has been made to extend at the rear of Flat 9. Both of the previous Applications have, as you know, been turned down. So far as I can see, there is no substantive change in this Application.

I have no objection in principle to an extension. However there are several practical objections.

- Firstly, such an extension is contrary to the lease and the Freeholder has previously indicated that consent to alter the exterior of the building is most unlikely to be granted. I understand that they are still of this view
- Secondly, the works at Dyer's Buildings have raised the roof levels there with a consequent loss of light to the rear of our building. The proposed extension would likely exacerbate that issue for those living alongside Flat 9 or lower down
- Thirdly, the works at Dyer's Buildings caused considerable and prolonged disruption to those living in our building. I would not wish to see yet further disruption and noise, as would inevitably arise with the building of an extension if it were to proceed. I am also concerned by the possibility of damage to the fabric of our building and its infrastructure.
- Fourthly, there is no access to the rear of our building. That would mean that building materials would need to be brought up by way of the communal lift or over the roof in some way. The owner of Flat 9 did at one point suggest that material could be "craned in through the sitting room window". I feel that this is impractical to say the least. The lift in our building is adequate for the normal, limited passenger traffic for which it was designed. It is certainly not sufficiently robust to cope with heavy loads such as building materials, which would almost certainly cause it to break down, perhaps necessitating a major repair bill and considerable inconvenience for residents as well as significant cost
- Fifth, it is not clear to me how the actual building work could be accomplished without gaining access to place scaffolding etc. on or over space owned by other properties. I do not know if the necessary consents have been sought.

Based on the above, I urge that this Application be rejected.

Sincerely

Stephen Newton



[REDACTED]

From: Lidia Zazzera [REDACTED]
Sent: 02 June 2017 10:58
To: PLN - Comments
Subject: Erection of a Single Storey Rear Extension to Flat 9 at 3rd Floor Level and Installation of Replacement Balustrading, 35 Furnival Street, Ref 14/01173/FULL

For the Attention of Case Officer Liam Hart

Re: Flat 9, 35 Furnival Street Ref: 14/01173/FULL

Dear Mr Hart

I am writing in response to your letter of 22nd May 2017 notifying me of the proposed application listed above. I am the owner of Flat 8, 35 Furnival Street (in the same block as the flat for which planning approval has been sought).

I would like to object in the strongest possible terms to the application in question on the following basis:

1. The leases for all the properties in the block are identical and all state that no external alterations to the block are permitted.
2. The proposed extension is not in keeping with the style and aspect of the building and would ruin the aesthetic aspect of the block, thereby reducing the saleable value of each flat contained within.
3. The proposed extension would cause severe disruption to the block (in terms of access and disposal of building materials and disposal of same) given that access to the building is via one point.
4. Transportation of heavy duty building materials would cause severe damage to the internal communal lift and stairs - the only point of access to the flat.
5. The block is small, with one communal access point - such a large scale building project would result in severe noise, dust and dirt in all the communal areas of the building, thereby disturbing the residents' quiet enjoyment of their properties.
6. The proposed extension would result in extensive loss of light to the flats on the 3rd floor - i.e. below the proposed extension.

I urge you to reject the planning request for the reasons above - it is totally out of keeping with quiet, contained and uniform nature of the block.

Thank you for your attention and I look forward to receiving a positive response.

Yours sincerely,

Lidia Zazzera
43 Swains Lane
London N6 6QL



From: PLN - Comments
Sent: 02 June 2017 11:05
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:04 AM on 02 Jun 2017 from Mrs Joanne Santa Maria.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mrs Joanne Santa Maria
Email:
Address: Flat 12 35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I'm the owner of Flat 12 in the same building as this application. Again, I'm having to voice my strongest objection to this application. Apart from the very important legal fact that the applicant will be breaching her lease obligations, no consideration has been given to her fellow neighbours on the disruption, noise, inconvenience and obstruction of light to her fellow neighbours. Please also see earlier objections submitted in 2015. These same objections remains)

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 03 June 2017 15:23
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:22 PM on 03 Jun 2017 from Ms Jane Richards.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Jane Richards
Email:
Address: Apartment 2 Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Reject on the same basis as previous objections.
Reduction in light.



From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 03 June 2017 01:21
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:21 AM on 03 Jun 2017 from Miss Grace Chan.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Miss Grace Chan
Email:
Address: Apartment 7, Aston House, 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear Sir or Madam,

I am the resident of Flat 7, Aston House, 36-37 Furnival Street. I strongly express the objection to the proposed plan. Apart from privacy, flats in the rear part of the building would also suffer further from a considerably decreased amount of sunlight coming into the flats. I urge that these concerns are absolutely valid for the owners and tenants of these Aston House flats and would appreciate if the application would come to a halt. Thank you.



From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 03 June 2017 04:58
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:57 AM on 03 Jun 2017 from Dr Karen Chan.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Karen Chan

Email:

Address: Apartment 7, Aston House, 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am the owner of Apartment 7 and I strongly oppose the planning application as this will cause direct reduction in light up to 100% in some apartments, and also resulting in the loss of privacy. I hope our objection will obtain support from the London Department of the Built Environment.



From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 04 June 2017 16:42
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:41 PM on 04 Jun 2017 from Mr Milos Cukovic.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and Installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Milos Cukovic
Email:
Address: Furnival Street 36-37 Aston House,
Apartment 08 London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Dear Sir/Madam,

I would like to object to the extension to Flat 9 at 34-35 Furnival Street, London EC4A 1JQ, for the same reasons as in my previous two objections from December 31, 2014 and August 30, 2015.

The extension of the storey would directly affect the loss of my privacy, since it would give a direct oversight into my bedroom and most of the apartment. Furthermore, the neighbours on the lower floors will be impacted by the loss of light, where some



of them will suffer up to 100% loss of daylight.

Please, also take into account a great number of objections from all the surrounding buildings, all of which emphasize the detriment of standards of living.

Kind Regards,
Milos Cukovic

From: PLN - Comments
Subject: FW: 35 Furnival Street, London EC4A 1JQ, Flat 9 - Reference 14/01173/FULL

From: John R Krebs of Wytham [mailto:]
Sent: 04 June 2017 07:27
To: PLN - Comments
Subject: 35 Furnival Street, London EC4A 1JQ, Flat 9 - Reference 14/01173/FULL

Dear Mr Hart

I am the owner of Flat 16, 35 Furnival St and I am writing to object to the above planning application.

Two previous applications for this extension to Flat 9 have been turned down and I see no reason why this application should result in a different outcome.

My objections are:

1. Loss of amenity: the extension proposed would have a considerable detrimental effect on the available light to flats on the same floor and below (I should add that my flat is on the top floor and therefore will not lose light).
2. Disruption: the only practical way to get building materials into Flat 9 is to use the small passenger lift in the block. This will cause great disruption to other residents of the block, as will the noise and dirt. The lift is not designed to cope with builders' materials and will probably break down.
3. Conditions of the lease. The Freeholder of the block, Furnival St Management Company, of which I am a Director, will not grant permission for the extension as it is not permitted in the terms of the lease.

Yours sincerely

John Krebs

Professor Lord Krebs Kt FRS FMed Sci
Department of Zoology
New Radcliffe House
Radcliffe Observatory Quarter
Oxford OX2 6GG



From: PLN - Comments
Subject: FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 06 June 2017 05:03
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:02 AM on 06 Jun 2017 from Miss Yanming Bay.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Miss Yanming Bay
Email:
Address: 4 Aston House, 36-37 Fumival Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I am the owner of Flat 4, 36-37 Fumival Street, Aston House. I strongly object to the application and its various amendments and resubmissions. In the previous application by 35 Fumival Street, it has received numerous objections but the applicant has just filed a new request with no difference other than a new daylight study report. In the new report, Flat 4 is still adversely affected by having a 100% loss of light. As mentioned previously and again this time, it is unreasonable for my unit to have a 100% loss of light. As it is, the unit gets so little light with the development of



Dyers building. Any additional loss of light would significantly affect the value of my unit and the living condition of anyone living inside.

Therefore I strongly urge for the objection of this application

PLN - Comments
FW: Comments for Planning Application 14/01173/FULL

From: PLN - Comments
Sent: 07 June 2017 20:04
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:03 PM on 07 Jun 2017 from Mrs Coralie Murphy.

Application Summary

Address: 35 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Coralie Murphy
Email:
Address: 3-4-35 Furnival Street London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I object on behalf of the owner of the building: Furnival Street Management Company. I am a director and this statement has been approved by the other directors.

The proposed development changes the design of the building which has the detrimental affect of Increasing the density of the buildings and reduces the very limited space between the very close adjacent buildings in this residential area. If development such as this is allowed, and allowed for future applications in the immediate vicinity it would create homes



with little light, privacy, air and the basics needed for living. It would change the character of the flats from small but well designed and reasonable quality to dark, depressing dwellings.

As the freeholder we would not give permission for this type of development because of the significant impact on the structure and design, and on the environment enjoyed by others in the block.

[REDACTED]

From: PLN - Comments
Sent: 08 June 2017 14:58
To: PLN - Comments
Subject: Comments for Planning Application 14/01173/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:57 PM on 08 Jun 2017 from Miss Chloe Nash.

Application Summary

Address: 35 Fumival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Miss Chloe Nash
Email:
Address: Flat 3 34 Fumival St London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I am objecting to this application, which I understand is the same as previous applications that were rejected, the only difference being that the day light report has been updated.

The report concludes that there will be no significant loss of light but it does not provide any reasoning in support of this. If an extension is erected over the top of my patio, which sits in a narrow light well, clearly it will block out all natural day light to my flat and will leave me in almost complete darkness.

It would be irrational to place any weight on a report that does not provide any evidence or reasoning in support of its frankly ridiculous conclusion that light would not be affected by the proposed extension.

I would also support all the reasons given previously and by other objectors, the main ones being that this extension would be in breach of our lease, it would significantly alter the character and integrity of the

building, it would be impractical given impossibility of access and it would severely impact upon the amenity of the building and neighbouring properties.

Kind regards
Chloe

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Background Papers

External

Letter 20 November 2017 London Borough of Islington

E-mail 18 February 2018 Jane Smith, Chair, Barbican Association

Representations

E-mail 26 September 2017 Michael S. Irwig and Karen D. Irwig

Online 29 September 2017 Mr Roy Sully (support)

Letter 29 September 2017 Fred Rogers and Joanna Rodgers (neutral)

Online 01 October 2017 Mr Lionel Green

Online 03 October 2017 Mr A Garciga

Online 04 October 2017 Mr John Whitehead

Letter 04 October 2017 Howard Morris

Online 05 October 2017 Mr Peter Smart (neutral)

Online 06 October 2017 Mr John Whitehead

Letter 08 October 2017 Richard Tomkins

Online 11 October 2017 Ms Candace Gillies-Wright

Online 14 October 2017 Mrs Judith Brown

Online 15 October 2017 Mr John Taysum

Online 15 October 2017 Dr Sean Healy

Online 16 October Ms Patrica Crossley

Letter 17 October 2017 Keith Clarke

E-mail 18 October 2017 Robert Hillhouse

Online 09 November 2017 Mr Richard Collins

Letter 09 November 2017 Heather Thomas

PLANNING DECISION NOTICE

City of London
PO Box 270
Guildhall
London
EC2P 2EJ



ISLINGTON

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333

222 Upper Street
LONDON N1 1YA

Case Officer: Amanda Peck

T: 0207 527 3876

E: planning@islington.gov.uk

Issue Date: 20 November 2017

Application No: P2017/3815/OBS

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Observations to adjoining borough - no comments

Notice is hereby given, in respect to the request for observation(s), of the above stated response of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder. The response relates to the application / development referred to below, at the location indicated.

The observations (if any) of the Borough Council are noted below.

Location:	Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, , Residential Car Park , London , EC2		
Application Type:	Observations to Adjoining Borough		
Date of Application:	25 September 2017	Application Received:	25 September 2017
Application Valid:	25 September 2017	Application Target:	16 October 2017

DEVELOPMENT:

Observation to City of London council for 'Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House'.

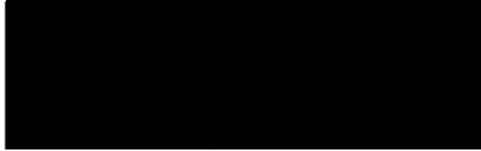
P-DEC-OBS

OBSERVATIONS:

No comments

Certified that this document contains a true record of a decision of the Council

Yours faithfully



**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**

From: Jane Smith
To: [REDACTED]
Cc: [REDACTED]
Subject: Re Application 17/00909/Full
Date: 18 February 2018 17:25:24

Dear Sir

17/00909/FULL

"Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House. | Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2"

I apologise for the lateness of this comment, but the application has not yet been determined so I hope that it can be taken into consideration.

In the earlier application, 17/00022/Full, now withdrawn, it was proposed to include storage units in Thomas More car park. These no longer appear in the current application, though there is a waiting list of the residents in the blocks surrounding Thomas More car park who have requested storage units close to their flats. Some have been waiting for years.

We would request that the application is amended to include storage units in Thomas More car park. We understand that a concern about the original proposal was that the 57 units proposed for that car park would leave virtually no space for additional cars should they need to be parked there. A reduced number – say around half – would suffice to meet the demand and not dangerously diminish spare capacity. We suggest they could be sited in the middle of the car park towards the Aldergate Street ramp side; that way they would leave the most convenient car parking spaces next to the blocks that use them.

I am copying this comment to the applicant.

Yours faithfully

Jane Smith
Chair, Barbican Association
[REDACTED]

From: PLN - Comments
Subject: FW: Comment on PLANNING APPLICATION 17/00909/FULL

From: Henry Irwig []
Sent: 26 September 2017 13:09
To: PLN - Comments
Subject: Comment on PLANNING APPLICATION 17/00909/FULL

Comments on:
PLANNING APPLICATION 17/00909/FULL
PLACEMENT OF STORAGE UNITS in various BARBICAN RESIDENTIAL CAR PARKS
Regarding:
RESIDENTIAL AMENITY and TRAFFIC - OBJECTING

Comments by:
MICHAEL S. IRWIG and KAREN D. IRWIG
302 Bryer Court, Barbican, London EC2Y 8DE
email

While endorsing the basic concept of using some areas of the car parks for storage units, we wish to raise a number of issues for consideration by the Planning and Transportation Committee. These comments focus on the Bunyan Car Park, where we are long-term licence-holders.

1. **INCORRECT PLANS – LEVEL 03 SITE PLAN:** This plan does not properly show Bunyan Car Park in that its orientation is rotated 90° from its actual position. Furthermore, there is no indication of how the car park connects to the surface road system or to the traffic flow in the car park.
2. **INCOMPLETE PLANS – INTERNAL TRAFFIC FLOW:** The plans do not indicate the direction of traffic flow in the car parks and, therefore, probably do not allow for accurate evaluation of pinch points and/or blind spots.
3. **INCOMPLETE PLANS - ENTRANCES TO FLAT BLOCKS:** Both the Bunyan House Car Park Existing Plan and the Bunyan House Car Park Proposed Plan fail to show the entrances to the Bunyan Court and the Bryer Court flat blocks. In addition, the driveway that feeds the row of spaces numbered 1897 to 1915 is only partially shown. Both the entrance and accurate driveway details are required to properly evaluate the acceptability of the overall proposal.
4. **INCOMPLETE PLANS – STORAGE & OFFICES AREA:** Insufficient detail is provided for a large (approximately 1,000sq.m) section of Bunyan Car Park designated as 'Storage and Offices'. This area, which prior to the conversion of the YMCA to Blake Tower provided spaces for the parking of cars, should not be neglected in the proposal, especially as it seems it might well provide a very good consolidated area for storage units that can be easily secured.
5. **COMPROMISED INTEGRITY OF REMAINING CAR PARKING:** The intrusion of storage units (both existing and new) into rows of car parking bays compromises the quality and clarity of the original parking arrangement, both from a visual and a security perspective. For instance, in the Bunyan Car Park, consideration should be given to removing existing storage units from spaces 1778 and 1779 and not adding new storage units in spaces 1888 and 1889.
6. **DANGEROUS BLIND SPOTS IN DRIVEWAYS:** In the case of at least one situation, the location of new storage units will severely compromise the visibility of vehicles using the driveways (e.g. spaces 1888, 1889 mentioned above). It seems judicious to advocate that storage units should simply not be placed in locations that are situated at the end of rows of car parking spaces where they abut driveways.
7. **UNSAFE CONDITIONS IN STORAGE AREAS:** A large number of narrow alleyways and oddly shaped open areas between stores will tend to make access for users of the stores tortuous and potentially dangerous. While the Car Park Attendants generally do a good job in providing oversight, they cannot be expected to provide the level



of security necessary. In addition to any enhancements of the lighting and/or the CCTV systems, the areas in which the storage units are located should be enclosed by walls or sturdy fencing with keyed locked doors or gates, as is typically provided in traditional Barbican stores.

8. **INSUFFICIENT COMMITMENT TO REALLOCATION OF CAR PARK USERS:** While fully understanding that the City has the authority to reallocate existing parkers to other spaces and appreciating their commitment to find spaces in parkers' existing car parks, it seems equitable that the proposals should include a further undertaking. This undertaking should provide all 52 parkers affected with an assurance that they will be relocated to spaces at least of equal quality to their existing spaces with respect to size, lighting, absence of leaks, clear and direct access to entrances of blocks of flats, etc.

We appreciate the Committee's consideration of the abovementioned matters and look forward to learning that they will be fully addressed by the Applicant.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 29 September 2017 09:18
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:17 AM on 29 Sep 2017 from Mr Roy Sully.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Roy Sully
Email:
Address: 253 Shakespeare Tower London

Comments Details

Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Reasons for comment: - Residential Amenity

Comments: I fully support this application. It provides much-needed additional facilities for residents and at the same time utilises redundant car parking space on what must be some of the most expensive land in the world. Rent on the stores will also provide useful additional revenue for the Estate.

100 Breton House – Barbican – London - EC2Y 8PQ

Liam Hart
Development Division
Department of the Built Environment
City of London
PO Box 270
Guildhall
EC2P 2EJ

29 September 2017

Dear Mr Hart,

Re: Town and Country Planning Act 1990

Location: Ben Jonson House, Breton House, Thomas More House, Bunyan House and Willoughby House, Barbican, Residential Car Park London EC2

Application ref: 17/00909/FULL

Although we have no objection to the proposed use of unoccupied parking spaces for storage units - already renting one of the existing units in the Breton/Ben Jonson Car Park, it would be unreasonable to object anyway. However, we have some observations:

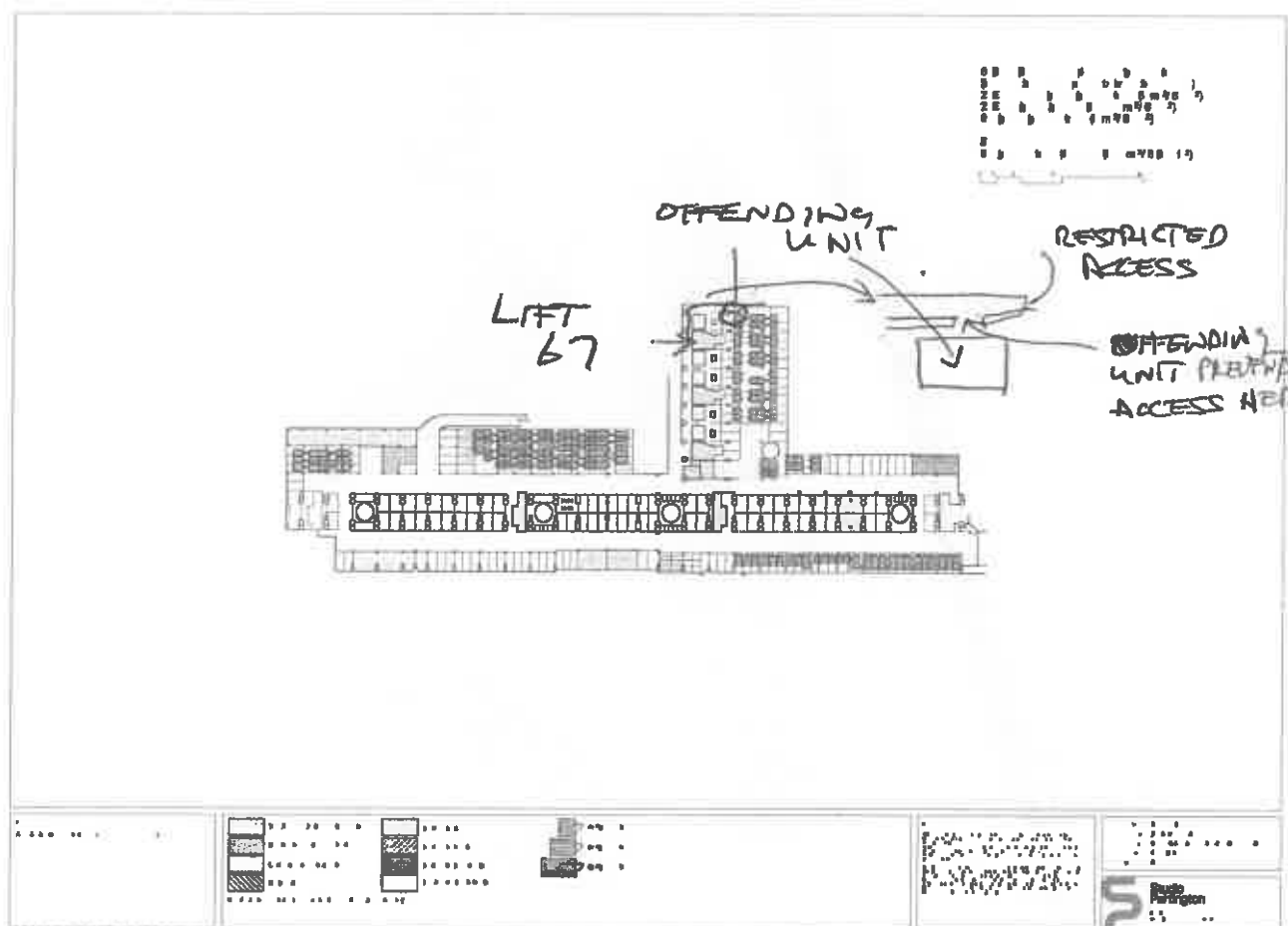
1. Would it not be more sensible to seek permission to place units in any vacant car park space throughout the Estate's car parks, rather than needing to apply for permission each time more units are needed?
2. From experience of the existing units, a light is necessary but this should not be mains powered for safety reasons. Also some form of ventilation should be incorporated into the units.
3. As far as Breton/Ben Jonson Car Park is concerned, the Transport Report is incorrect to state "access is controlled by a barrier". There is no barrier.
4. Whilst there is obviously a concern about flammable substances being stored in the units, as regards Breton/Ben Jonson car park, the fire officer should be concerned that it is proposed to site the units on the route to the block's fire escape. Were the units to be only in the actual designated car park spaces that would not be a fire escape issue, except that the unit edged red on the attached plan would still block access. Also, placing units in the vehicular access will restrict access to the fire escape, as well as, with the indicated unit, blocking wheel chair access to lift 67.
5. There is an elderly resident of Breton whose car park space will be removed to some way away from where it is now. To access the new space from lift 67 will now involve negotiating around the numerous units.
6. It seems that our own access to our unit will be restricted from lift 67 if units are placed in the vehicular access. Also it seems that our "short cut" route from lift 67 to the concierge will be blocked, making moving delivered items to our flat more difficult. We will have to push such items - on a trolley - up the car park access ramp, not only being dangerous but also more physically demanding.



7. We should also be assured that the concierge and other Estate staff should not have their jobs made more demanding by the proposals without both consultation and adequate compensation.

Yours faithfully,

Fred Rodgers and Joanna Rodgers



From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 01 October 2017 14:29
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:28 PM on 01 Oct 2017 from Mr Lionel Green.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Lionel Green
Email:
Address: 162 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity

Comments : I object to the potential use of these Barbican car parks and adjacent vehicular routes for storage perhaps with the deliberate intent to cause harm.
I also object for the following reasons:

COMPROMISED INTEGRITY OF REMAINING CAR PARKING: intrusion of storage units (both exist , consideration should be given to removing existing storage units from spaces 1778 and 1779 a the visibility of vehicles using the driveways (e.g. spaces 1888, 1889 mentioned above). It see

UNSAFE CONDITIONS IN STORAGE AREAS: A large number of narrow alleyways and oddly shape nnot be expected to provide the level

2

of security necessary. In addition to any enhancements of the lighting and/or the CCTV systems,

From:
Subject:

PLN - Comments
FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 03 October 2017 21:32
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:30 PM on 03 Oct 2017 from Mr A Garciga.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr A Garciga

Email:

Address: Flat 151 Lauderdale Tower Barbican London

Comments Details

Commenter Member of the Public



Type:

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise

Comments: I object to the latest proposal 17/00909/FULL on the basis of security concerns in allowing non residents to hire the baggage stores. The Corporation has not considered that once non residents enter the estate they then have access to our properties such as cars, motorbikes, homes. An example is that once a person enters Lauderdale car park they can simply drive any vehicle out without a problem. An easy theft such as the theft of one motorbike at Lauderdale car park. This proposal could increase the risk of theft which may have an impact on the insurance policies of residents by increasing risk. Also at a time when the country is under high security risk no thought is being given to the potential for terrorism and the storage of potentially dangerous chemicals in these baggage stores. Thank you.

From:
Subject:

PLN - Comments
FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 04 October 2017 15:13
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:11 PM on 04 Oct 2017 from Mr John Whitehead.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); Involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mr John Whitehead

Email:

Address: 111 Breton House Barbican LONDON



Comments Details

Commenter Neighbour

Type:

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to object to the planned installation of storage units in the Breton House car park. This is for three reasons - the structural integrity of Breton House, fire risk, and the proposed location of storage units.

The application states that " ... the block (Breton House) is supported on paired columns which support the cross walls, with cross beams expressed externally ... " (para 3.2 Planning Statement) This may be true of Ben Jonson House but I believe that this is not the case with Breton House. This is a serious error.

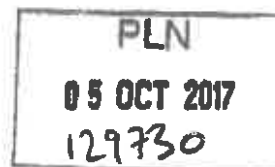
In the car park directly beneath Breton House there is a row of five metre wide double parking bays where it is proposed to place storage units. Each five metre bay is separated from the next by floor to ceiling concrete walls. This mirrors the layout of the five metre wide flats on the east side of Breton House of which there are nine on each floor above. The car park walls indeed form stanchions that rise up through and support the residential block above. These also form the party walls between the flats. If any fire in the car park space affected the integrity of these support walls in the car park the impact could be disastrous.

There appears to be a fire sprinkler system in the car park, but in over thirty years I am not aware it has ever been tested or used. The sprinkler system should be reinstated before any storage units are installed. As an example of the contemporary risks, modern lithium batteries, as used for instance in e-cigarettes, are especially prone to instantaneous combustion, as I have witnessed personally.

Also, the overall location of the proposed stores seems oddly random and illogical. I do not have a car at present, but when I have had one it has been conveniently parked beneath my flat.

The simple solution to all this would seem to be to leave the car parking spaces clear directly beneath Breton House (and probably Ben Jonson House also) and place

7 Lambert Jones Mews
Barbican
London EC2Y 8DP



Your ref: 17/00909/FULL

4 October 2017

Liam Hart
Developmental Division
Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Dear Mr Hart

Town and Country Planning Act 1990
Ben Jonson House, Breton House, Thomas More House, Bunyan House and Willoughby House Barican, Residential Car Park London EC2

With reference to your letter of 25 September 2017 I wish to make the following objections to and observations about, the application. My comments are confined to the proposal that storage space be rented to non-residents of the Barbican.

Access to the residential areas of the Barbican is principally by key and the issue of keys to non-residents compromises the security of the Barbican. The Barbican's car parks not only provide simple access to the residential spaces but were not designed with the security of residents in mind. With storage lockers the car parks will become even more warren-like. The application, if successful, would also mean that the amenities of the estate, the gardens and the playground for example, will be accessible to people who do not contribute to the upkeep of the amenities.

The estate was designed to provide a residential complex, and has succeeded beyond the ambitions of its designers and the Corporation. The Barbican stands out internationally. However tempting might be the appeal of turning it to wider commercial revenue production, this proposal fundamentally threatens the unique character of the Barbican. The fact that a money-making use can be devised for car park spaces does not make it right to chip away at the safe space the estate provides. The quality of the Barbican in both its residential and public areas depends on each detail of its design and use. We must be very sure before making changes.

Yours sincerely



In-291578

HOWARD MORRIS



[REDACTED]

From: PLN - Comments
Sent: 05 October 2017 16:08
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:06 PM on 05 Oct 2017 from Mr Peter Smart.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (I) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (II) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Peter Smart
Email: [REDACTED]
Address: 715 Willoughby House London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment: - Residential Amenity

Comments: I am happy with productive use of redundant bays as long as the ability of residents to park conveniently for their flat, now and in the future, is not compromised and they are solely for the use of bona fide residents of the



respective blocks. There should be no repeat of actions such as the transfer of bays to The Heron with no consultation and creation of significant inconvenience to residents.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 06 October 2017 14:22
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:20 PM on 06 Oct 2017 from Mr John Whitehead.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
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Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
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Installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr John Whitehead
Email:
Address: 111 Breton House Barbican LONDON

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Following my objection of 4th October, I now frealise



that the problems with the proposals are even more serious than I had realised. Specifically, they ignore the issue of fire exits.

Be aware that the wing of the car park beneath Breton House is an underground cul de sac, a dead end. Apart from the entry portal at the south end there is just one signed fire exit, via parking bay 1947 to SC67. With storage units this will be restricted to a narrow 24 inch wide passage - not enough for a wheelchair.

There is a second exit which is not signed and that is the accessible ramp to SC66 at the back of bay 1940 (beyond which there is fire fighting equipment!). This will also be effectively blocked by storage units.

Not only is it unsafe to limit fire exits in this way, is it even legal? Who has not done any homework or visited the site? Had there been consultation about the detail of these plans with residents, who know the area best, this could all have been avoided.

[REDACTED] Lauderdale Tower
Barbican
London
EC2Y 8NA

[REDACTED]

[REDACTED]

Liam Hart, Case Officer
Department of the Built Environment
City of London
PO Box 270
Gulldhall
London EC2P 2EJ

8 October 2017

Dear Mr Hart

PLANNING APPLICATION 17/00909/FULL -- BARBICAN CAR PARKS

This objection is made on behalf of the Lauderdale Tower House Group Committee.

We have no objection in principle to this planning application but we strongly object to the provision that the storage units should be made available to non-residents living within walking distance.

We consider this would introduce a substantial and unacceptable security risk, for the following reasons.

First, it would give non-residents access to secure areas of the Barbican Estate. They would have easy access to all areas of the car parks and it would increase the risk of theft, not only of vehicle contents but also of vehicles themselves, which could be driven out of the car park without hindrance. Even if non-residents did not have keys to the residential areas, they would be one step closer to gaining access and could easily go the rest of the way by waiting for someone else to open a secure door and passing through it before it closed. With more non-residents entering the secure car parks at will, it would become harder for the car park attendants to keep track of who was coming and going and would therefore weaken overall security.

Second, the storage containers would provide non-residents with a possible place of concealment for illegal materials such as drugs or weapons. Terrorists or other extremists might find the storage

containers attractive as a place of concealment for weapons, chemicals, biological agents or explosives and could potentially use the larger, walk-in containers as a workshop for manufacturing explosive devices. Alternatively, a container could be used as place to plant a live bomb, with the intention of causing destruction and loss of life within the estate.

While these fears might once have seemed exaggerated, we note that the current UK Terror Threat Level is "severe", meaning an attack is highly likely. The threat level has been "severe" or "critical" for most of the past 10 years and there is no likelihood that it will be reduced in the foreseeable future.

The City is a prime target for terrorism and a high-profile residential estate in the heart of the City should be considered to be at high risk. The City of London should therefore be exercising extreme vigilance and taking every possible step to minimise the risk to which Barbican residents are exposed.

This proposal would have the opposite effect. By giving non-residents access to secure areas of the Barbican Estate and offering them a place of concealment within these secure areas, it would increase the risk to residents and make them more vulnerable to attack.

We reject the applicant's assertion that a precedent was set by the decision to permit the commercial letting of car park spaces within the estate. These spaces, charged at a rate of £5,378 a year, are used only by senior employees of large, long-established companies in the immediate vicinity and the use of the spaces is strictly limited to car parking. In contrast, the background of non-residents renting storage containers would be unknown and they could use the containers for any purpose, legal or otherwise, without anyone's knowledge.

While Lauderdale Tower is not immediately affected by these plans, we are very concerned about the level of security on the estate and the precedent that would be set if this proposal were to go ahead in its present form. We request that the use of the storage units should be restricted to Barbican Estate residents only.

RICHARD TOMKINS

Chair, Lauderdale Tower House Group Committee

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 11 October 2017 15:27
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:26 PM on 11 Oct 2017 from Ms Candace Gillies-Wright.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
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and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); Involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart
[Click for further information](#)

Customer Details

Name: Ms Candace Gillies-Wright
Email:
Address: 342 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity

Comments: As a Barbican resident I value highly the current good levels of security around the estate. This proposal will significantly increase the number of non-residents who have access to what are currently private areas. It will make maintaining safety of residents and security of property much more difficult. It is also the thin end of what could become a very substantial wedge driven into the rights and amenities of estate residents.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 14 October 2017 17:27
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:27 PM on 14 Oct 2017 from Mrs Judith Brown.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mrs Judith Brown
Email:
Address: 243 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity

Comments: I object to this proposal giving non-residents access to currently secure areas of the estate and offering a potential place of concealment within these secure areas.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 15 October 2017 22:00
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:59 PM on 15 Oct 2017 from Mr John Taysum.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr John Taysum
Email:
Address: Flat 701 Bryer Court Barbican London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Residential Amenity
- Traffic or Highways

Comments: Addressing Bunyan Car Park In particular: (a) The Level 03 Site Plan and Location Plan are incorrect. The Bunyan Car Park Insert/outline should be rotated approx 90 degrees anti clockwise for it to be correctly located in relation to the Barbican site plan. This mistake is disconcerting and fails to inspire confidence in the application. It suggests that the car park's orientation, connections to the street plan, circulation and relation to the residential blocks served are poorly understood. (b) Bunyan Car Park directly serves Bryer Court, so the access way and adjoining 03 level structures, which include a ramp and gate obstruction (near Bay 1915) leading to Bridgewater Sqr should be shown on all detail plans. They have been cropped off Existing and Proposed Plans, which means the vehicle restriction along this far rank is not being taken into account. North indicators would have made orientation clear. (c) By cropping off the car park details beyond Bays 1897 to 1915 the applicant is ignoring the fact that there is no vehicle access at the 1915 end due to the obstruction of a ramp/gate to Bridgewater Sqr. Therefore all vehicle movements along this rank come and go around the corner made by Bays 1897 and 1889. It is proposed that 2 XXL storage units occupy Bays 1888 and 1889, which creates a blind corner for vehicle movements to/from this far rank. The storage units' doors are proposed to open out into the roadway at this blind corner, which creates a hazard. These 2 XXL storage units are out of place in this sector of car park bays. It would be safer to locate them within the storage core area, e.g. in Bays 1841 and 1840.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 15 October 2017 20:30
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:29 PM on 15 Oct 2017 from Dr Sean Healy.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Dr Sean Healy
Email:
Address: 53 Breton House Barbican London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
- Traffic or Highways

Comments: We object to the application on the following 4 grounds:

[1] Object on the grounds that the proposals would not provide sufficient car parking at Breton house to allow for maintenance and servicing of the flats or for visitors to the Breton house residents. There is no forecast of the amount of traffic generated within the car park for access to the storage boxes combined with current levels of 'short stay' visitors.

[2] Object on the grounds of increased risks to the security of residents because of the design of the storage boxes and the proposed use of the storage boxes by non-residents.

The storage boxes are tall and this could increase potential for people to hide and follow residents up to their flats. The assessment of the security risks in para 5.18 is based on current usage of the car parks not the proposed change of use of car parks.

[3] Object on the grounds that there is insufficient information on how it will be ensured that units are used for domestic purposes only (para 5.11) and that the contents are safe and are not likely to cause harm to residents. How will this be policed?

[4] Object on the grounds of congestion caused by non residents accessing their storage. The proposal does not include any evidence to substantiate that usage would be primarily on foot paragraph 5.13. What are the contingencies in place for residents if there is congestion because people are accessing storage by car.

From: PLN - Comments
Subject: FW: Comments for Planning Application 17/00909/FULL

From: PLN - Comments
Sent: 16 October 2017 11:58
To: PLN - Comments
Subject: Comments for Planning Application 17/00909/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:57 AM on 16 Oct 2017 from Ms Patricia Crossley.

Application Summary

Address: Ben Jonson House, Breton House, Thomas More House,
Bunyan House And Willoughby House Barbican,
Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country
Planning Act 1990 to vary of condition 7 (requirement for
vehicle parking) of planning permission TP.73938/C
dated 7th December 1962 to allow the use of: (i) 201 car
parking bays at part basement and part first floor level
for either residents' parking (Class C3) (the
accommodation of vehicles of residential occupiers of the
Barbican Estate), ancillary residential storage (Class C3)
and/or storage purposes (Class B8) (Sui Generis); and
(ii) adjacent vehicular access routes at part basement
and part first floor level for either vehicle access (Class
C3) , ancillary residential storage (Class C3) and/or
storage purposes (Class B8) (Sui Generis); Involving the
installation of a total of 316 storage units; 159 at Breton
House and Ben Jonson House; 127 storage units at
Bunyan House, and 30 storage units at Willoughby
House.

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Ms Patricia Crossley
Email:
Address: 25 Sotheby Road London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
- Residential Amenity
- Traffic or Highways

Comments:

Residential Amenity

1.Objection to reduction of parking spaces for visitors to residents.

Reason:Any loss of easily accessible temporary parking will reduce the support and family cohesion this provides.

2. Objection to non monitored storage under residential dwellings.

Reason: Potential use for storage of hazardous materials, such as corrosives, paints and solvents.

3. Size of proposed storage units.

Reason: The height and massing of the storage units potentially compromise the sight lines of security monitoring.

Traffic and Highways.

1.Objection to Increased use of the car park space by non residents without any proposal for traffic management update.

Reason: The car park space is tight particularly for access and egress .

At street level these points on Golden Lane present a visual hazard adjacent to a primary school.

Keith Clarke FREng.



E-mail [REDACTED]
Landline [REDACTED]
Mobile [REDACTED]

123 Andrewes House
Barbican
London
EC2Y 8AY

17/10/2017

Ref. 17/00909/Fuk

I am a Barbican resident, address as above, and the long leaseholder of 84 Breton House (BH). I object to this application.

The proposal contravenes the CoL policy of reducing vehicle movements. Disused parking spaces generate no movements but commercial furniture storage operations do. The low estimate of 20 vehicle movements a day is based on the absurd suggestion that non-residents will walk to the stores carrying furniture. This new traffic will occur at the exact location (Beech St. Tunnel/Golden Lane School) publicised by the CoL, LBI and TfL as one of the worsted polluted places in London.

Common sense indicates that a large number of non-residents in the car parks will increase the security risk. The selective quotations in the planning statement conceal the fact that although crime in the Barbican as a whole is low, it is concentrated on the North side and it is getting worse due to a reduced police presence. The security of residents on staircase 67 BH will certainly be compromised as the fire escape route allows unimpeded access to the lift and stairs.

The Barbican Estate Office is seeking, by the unusual and constructive use of class B 8 (Sui Generis), permission to change a large, but unspecified, area that is currently approved for residential use to commercial use. It also seeks the right to vary the amount used for commercial/residential purposes at its discretion, without further planning applications. No private developer would be given this flexibility, so neither should a CoL Department.

I have no objection to storage units for use by residents only.

The plan will result in a fire escape route from the BH car park that is just 0.61m wide. It has been signed off by the CoL Fire Officer, but written approval from the LFB should be sought.

The Planning Statement purports to give a background to the proposal, but it omits the main motivation, which is that the car park budget is in deficit. It mentions, selectively, several residents' consultations, but neither long leaseholders nor car park users have been asked directly for their proposed solution. I would pay more to preserve the security and air quality of my flat, and I suspect that others would too.

[REDACTED]
Keith Clarke

Subject:

FW: PLN FW: re-application 17/00909/FULL COL:05091252

From: robert hillhouse

Sent: 19 October 2017 19:14

To: Broughton, Helen

Subject: Re: PLN FW: re-application 17/00909/FULL COL:05091252

75 Breton House

Barbican EC2Y 8DQ

From: robert hillhouse

Sent: 18 October 2017 10:59

To: PlanningQueue

Subject: re-application 17/00909/FULL

for the attention of Liam Hart

OBJECTION to the present proposal 17/00909/FULL

On reviewing the present application, plans and details it is noted that it is very light on detail. The proposed storage is spread across 5 separate blocks and at split level, basement and first levels. There is no clear indication how CoL is to manage and co-ordinate the separate staffing and security of these separate "sites". Storage companies such as "Big Yellow Space Station" have a very high level of security and trained

dedicated staff, with high levels of staffing and a central office systems to control and manage the sales/rental of the storage units. There would need to be a high specification CCTV and secure access systems put in place monitoring all accesses both in and out and a general overview of all internal areas at all levels 24/7...365 days. The present security is totally inadequate for this proposal. At present the existing "parking" is open and relies on a solo "rota" of attendants who already have other shared duties, not least checking and delivering residents deliveries and generally assisting residents so at times will be off site. This is a commercial venture which will be open to both residents and public private individuals and companies and as such would need to be fully resourced with fully trained staff at all proposed locations and in a secured and designated area separated from the existing parking.

The storage areas will need to be "climatized" especially at sub terrain level. There will need to be new improved light provided as well as an extensive overall renewal of the existing sprinkler system and extensive fire precautions put in place and escape routes identified and improved. Other health and safety requirements put in place separate access for the "public/ pedestrians" accessing the storage unit.

How will the present "residents parking be secured?

What will be allocated as a delivery wait and drop off for goods to be brought into storage?

Is this "self storage"?

How will all these movements be recorded and managed?

There is restricted head height for vehicle access to both levels.

There is a high security risk in the increase of unsupervised additional storage with the present open parking access.

There would be unlimited traffic movement to the storage units.

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Comments for Planning Application 17/00909/FULL

Application Summary

Application Number: 17/00909/FULL

Address: Ben Jonson House, Breton House, Thomas More House, Bunyan House And Willoughby House Barbican, Residential Car Park London EC2

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary of condition 7 (requirement for vehicle parking) of planning permission TP.73938/C dated 7th December 1962 to allow the use of: (i) 201 car parking bays at part basement and part first floor level for either residents' parking (Class C3) (the accommodation of vehicles of residential occupiers of the Barbican Estate), ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); and (ii) adjacent vehicular access routes at part basement and part first floor level for either vehicle access (Class C3) , ancillary residential storage (Class C3) and/or storage purposes (Class B8) (Sui Generis); involving the installation of a total of 316 storage units; 159 at Breton House and Ben Jonson House; 127 storage units at Bunyan House, and 30 storage units at Willoughby House.

Case Officer: Liam Hart

Customer Details

Name: Mr Richard Collins

Address: 4 Lambert Jones Mews London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I am a Barbican resident and generally support the proposal since there is underprovision of storage facilities in relation to residents' demands. But I oppose the opening to non-Barbican residents of access to storage locations in the Barbican. To do so will compromise the security of homes and vehicles on the Estate and will enable non-residents easily to access the private gardens on the Estate which are largely maintained by residents' financial contributions and are designed for residents', and their guests, exclusive use.

PLN
13 NOV 2017
129905

5 Lambert Jones Mews,
Barbican,
London,
EC2Y 8DP




9 November 2017

Your ref: 17/00909/FULL

Liam Hart,
Development Division
Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Dear Mr Hart

Barbican Residential Car Parking and Storage, London EC2

I refer to your letter of 25 September 2017. I would like to support the creation of further storage units in the underground parking areas. Fewer residents need parking. More residents need storage. There is, however, one aspect of the proposal to which I would like to object. I do not believe that it is appropriate to offer storage space to non-residents. In this respect I entirely agree with my neighbour,  of  Lambert Jones Mews, whose letter dated 4 October 2017 is on file and whose comments I will not repeat here.

Yours sincerely,


Heather Thomas.

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Committee:	Date:
Planning and Transportation	9 April 2018
Subject: 46 - 47 Chancery Lane London WC2A 1JE Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.	Public
Ward: Farringdon Without	For Decision
Registered No: 17/00878/FULL	Registered on: 11 December 2017
Conservation Area: Chancery Lane	Listed Building: No

Summary

Planning permission is sought for the installation of telecommunications on the roof of 46-47 Chancery Lane comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.

The site is a six-storey office building located within Chancery Lane conservation area, in the near vicinity of the Grade II* listed Patent Office and opposite the Grade II listed 13-15 Chancery Lane (within the London Borough of Camden).

The equipment would extend 4.4m above roof parapet level, and would be visible from street level.

There have been objections from local residents, business occupiers and the freeholders of the building relating to the impact of the proposal on the character of the area and on residential amenity.

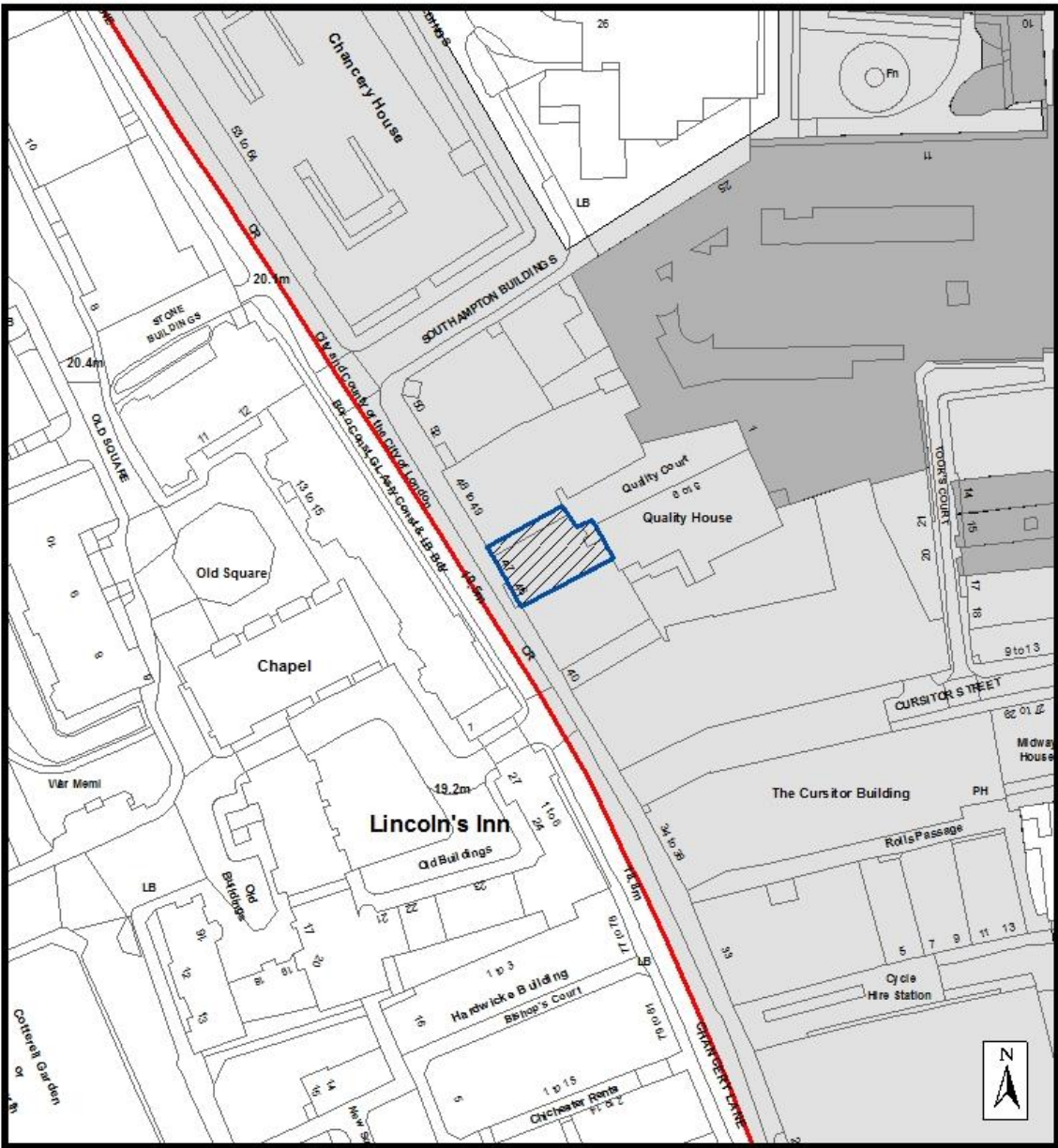
The proposals are considered to have a visually incongruous impact on the appearance of the building, would detract from the roofscape and would adversely affect the character and appearance of Chancery Lane Conservation Area and the setting and views of nearby listed buildings. The potential public benefits of the scheme are not considered to outweigh the

less than substantial harm caused to the designated heritage assets that would be affected.

Recommendation

That planning permission be refused for the reasons set out in the attached schedule.

Site Location Plan



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ADDRESS:
46-47 Chancery Lane

CASE No.
17/00878/FULL

- CITY BOUNDARY
- SITE LOCATION
- LISTED BUILDINGS
- CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



View of 46 – 47 Chancery Lane front elevation

Main Report

Site & Surroundings

1. 46-47 Chancery Lane is a six-storey (21.93m high) office building located on the east side of Chancery Lane midway between Southampton Buildings and Cursitor Street, on the City boundary. The entrance to the alleyway that gives access to Quality Court passes beneath the building.
2. It is the remaining half of a pair of buildings dating from the 1890's. The building was substantially altered, partially demolished and the remaining part extended southwards in 1923 with the later addition of a double mansard roof.
3. It is located within the Chancery Lane conservation area, in the near vicinity of the Grade II* listed Patent Office (which has an entrance onto Quality Court and across the street from the Grade II listed 13-15 Old Square (within the London Borough of Camden).
4. The site is bounded by 48-49 Chancery Lane to the north and Quality House to the east, both six storey commercial office buildings, Quality Court to the east, and 40 Chancery Lane, a large seven storey office building, to the south.
5. Sixteen residential units are located opposite the site, in 1 Old Buildings, and the upper floors of 11-12 Old Square and 13-15 Old Square.

Relevant Planning History

6. In 2010 planning permission was granted for alterations to windows at fourth floor and the addition of a fifth floor extension to form a double mansard roof (app. no. 10/00407/FULL).
7. This permission includes a condition restricting building above roof level, including roof structures, plant or telecommunications equipment. Should planning permission be granted for the current proposal an application would be required under section 73 of the Town and Country Planning Act to vary this condition.

Proposals

8. Planning permission is sought for the installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.
9. The purpose of the installation is to provide enhanced coverage and capacity for Telefonica and Vodafone 3G and 4G mobile phone networks in the WC2A area.

Consultations

10. The application has been advertised by sending letters to surrounding residential properties, by erecting a site notice and in the local press.

11. The London Borough of Camden was consulted and raised no objection.
12. The City of London Conservation Area Advisory Committee objected, considering the proposals to be excessively large and overpowering, impacting adversely on the character of the conservation area.
13. Objections have been received from 10 local residents and businesses, including the freeholders of the building. The table below summarises the concerns raised:

Representation	No. of Comments on this point	Response
The proposal would detract from the appearance of the building or its environs	7	See paragraphs 23-32.
Would have a detrimental impact on residential views	4	Although there is no right to, or protection of, private views, see paragraphs 23-32 regarding the impact on the roofscape.
Would be detrimental to the character / appearance of the conservation area	3	See paragraphs 33-38.
The location of telecommunications equipment would cause health risks.	3	See paragraphs 43-44.
Would be detrimental to the setting of Listed Buildings	2	See paragraphs 33-38.
Would detract from the amenity of the residential units	2	See paragraphs 45-46.
Would cause an increase in construction traffic	2	This is a relatively minor development which would produce limited construction traffic. The impact of traffic and other environmental effects during construction would be controlled by condition.
Building does not have the ability to provide 24-hour access to the roof	1	This is not a material planning consideration.
Would constitute a breach of condition	1	See paragraph 7.

Policy Context

14. The development plan consists of the London Plan and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
15. There is relevant City of London supplementary planning guidance in the Chancery Lane Conservation Area Character Summary and Management Strategy.
16. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

17. The Corporation, in determining the planning application has the following main statutory duties to perform:-

to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);

to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

For development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990) and;

For development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (S72 (1) and (2) Planning (Listed Buildings and Conservation Areas) Act 1990).
18. The principal issues in considering this application are:
 - The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the Development Plan.
 - The impact of the proposal on heritage assets.
 - The impact of the proposal on the host building, nearby buildings and spaces.
19. Paragraph 42 of the NPPF states that high quality communications infrastructure is essential for economic growth. City of London Local Plan policy CS2 promotes the improvement and extension of utilities infrastructure that is designed and sited to minimise adverse impact on the visual amenity, character and appearance of the City and its heritage assets.

20. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important an asset, the greater the weight should be. Significance can be harmed or lost through the alteration or destruction of the heritage asset or development within its setting.
21. The designated heritage assets in this case are the Chancery Lane conservation area, the Grade II* listed former Patent Office, and the Grade II listed 11-15 Old Square, located across the City's boundary in the London Borough of Camden, the rear elevation of which forms the western side of Chancery Lane directly opposite the application site.
22. NPPF paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Design

23. Local Plan policy DM10.1 aims to ensure a high quality of design and to protect the townscape, requiring development proposals to have regard to the scale, height and character of their locality, and be of a high standard of design with appropriate and high-quality materials used. It also aims to ensure the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher-level viewpoints, resisting installations that would adversely affect the character, appearance or amenities of the building or area.
24. 46-47 Chancery Lane was designed by Somers Clarke Jnr and J.D.Micklethwaite and was completed in 1886. Its red brick and stone window surrounds reflect 11-15 Old Square opposite (J.Oldred Scott, 1878-1886). This choice of materials and gothic detailing both make a positive contribution to the special character of this part of the Conservation Area.
25. 46-47 Chancery Lane is predominantly a three-storey building at the Chancery Lane elevation, with a setback fourth floor and a double height mansard roof. Overall the building is six floors in height. This building respects the scale of the area, its roof extension (approved in 2010) is appropriately recessed from the parapet line and the large dormer windows create a strong, neat roofline befitting of this part of Chancery Lane.
26. At the Quality Court elevation, the shoulder height is at the fourth floor with a sheer two storey roof extension above. The building has a strong roofline when viewed from Quality Court.
27. The existing roof is uncluttered with no plant located at this level.
28. The surrounding buildings are predominantly commercial and institutional uses within the conservation area, generally averaging between five and eight storeys in height.

29. The antennae would be 4.4m high, the existing parapet height is 21.93m and the proposed antennae would rise to 26.33m. Three of the antennae would be located on a single pole to the south side of the roof, nearest the Chancery Lane elevation, the remaining six would be located on two poles to the north side of the roof, near to the edge of the Quality Court elevation. They would be visible from both Chancery Lane and Quality Court.
30. Three small scale equipment cabinets would be located towards the centre of the roof. The cabinets would be varying heights with the highest extending above parapet level by 2.4m.
31. One small transmission dish measuring 0.3m in diameter would be situated on the north-west roof edge at a height of 1.74m above the parapet.
32. The equipment would have a visually incongruous impact on the appearance of the building creating significant clutter out of scale with the building which would have a negative impact on its roofscape in views from both Chancery Lane and Quality Court.

Impact on the Designated Heritage Assets

33. The City of London Chancery Lane Conservation Area Character Summary and Management Plan SPD states that the Conservation Area covers an exceptional span of building ages and styles, resulting in a townscape of arresting contrasts and an easily legible historic street network. The northern portion of the conservation area has greater intricacy, with small surviving historic courts such as Quality Court and narrow streets like Rolls Passage juxtaposed with broader routes.
34. This part of the conservation area is noted as being characterised by views between, and along a fine urban grain. Views are typically kinetic and informal. The proposed telecommunications equipment would be visible from the west corner of the Stone Buildings and Chancery Lane junction, south to 47 Chancery Lane. The upmost part of the equipment would be visible from outside 13 – 15 Chancery Lane. The equipment would be visible within View 2 (View south along Chancery Lane from outside No. 53-64) of the defined Distant and Local Views that Make A Strong Contribution to the Character of the Conservation Area, as set out in the SPD. In these views the proposed equipment would have a negative impact on the character of the conservation area due to its untypical and unattractive appearance that would be outlined against an uncluttered skyline.
35. The presence of the equipment in these views would have a detrimental impact on the setting of 11-15 Old Square (Grade II). This red brick Tudor style building has an extravagant roofline of tall, elaborately modelled chimney stacks, pointed gables and brick and stone finials, which would be damaged by the jarring contrast of the visually crude antennas surrounded by their galvanised steel handrails.

36. The proposed telecommunications equipment at the rear of the building would be highly visible over the parapet of 46-47 Chancery Lane from Quality Court. The tightly defined, intimate nature of this space would be adversely impacted by the six antennas and their support structure. The applicants have not provided a visual impression of the impact of the proposals from Quality Court but the equipment, being the equivalent of over a storey high, would have a highly intrusive presence and would dominate views looking west in most parts of Quality Court.
37. It is considered that the proposed equipment would have a highly detrimental impact on the character of this part of the Conservation Area and would be harmful to the setting of 1 Quality Court.
38. The harm caused to the designated heritage assets described above is considered to be less than substantial harm and has to be weighed against the potential public benefit of the proposals.

Public Benefit

39. Telefonica and Vodafone have entered a network sharing agreement for network equipment across a number of sites in the UK, enabling a reduction in the environmental impact of network development.
40. Mobile phone base stations need to be located in the areas they serve. Increasing usage of mobile phones means there is a requirement for increased capacity of mobile networks.
41. The proposed installation of telecommunications equipment at 46-47 Chancery Lane would provide a new base station enabling enhanced network coverage and capacity for Telefonica and Vodafone within the WC2A area. Although this would be supported, the proposals are not in compliance with Local Plan policy CS2 which requires telecommunications infrastructure to be designed and sited to minimise adverse impact on the visual amenity, character and appearance of the City and its heritage assets.
42. Alternate sites in the vicinity have been investigated by the applicant and rejected largely due to lack of landlords consent. Two sites at street level were rejected as the tall mast would interfere with the street scene.

Health Risks

43. Paragraph 46 of the NPPF states that:
“Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.”
44. The applicant has supplied a declaration of conformity with International Commission on Non-Ionizing Radiation (ICNIRP) public exposure guidelines confirming the proposed installation would be in full compliance.

Residential Amenity

45. The application site is located opposite a number of residential units, within 1 Old Buildings, the upper floors of 11-12 Old Square and 13-15 Old Square. Some of the units have windows directly overlooking the site. Concerns were raised regarding the impact of the proposals on residential amenity.
46. The application has been assessed against Local Plan policy DM21.3 which aims to protect residential amenity. The proposed installation would not cause undue disturbance in the form of noise, fumes and smells; impact on privacy, or day-lighting and sun lighting to the residential units; or produce any increase in vehicle or pedestrian movement and so would not conflict with policy DM21.3.

Conclusions

47. Whilst consideration has been given to the benefits of improved network coverage in this location the proposed installation would have a visually incongruous impact on the appearance of the building, would detract from the roofscape and would adversely affect the character and appearance of Chancery Lane Conservation Area and the setting and views of nearby listed buildings. The public benefits of the scheme are not considered to outweigh the less than substantial harm caused to the designated heritage assets that would be affected.
48. Therefore the proposals are considered to be contrary to Local Plan policies CS2, CS10, DM10.1, CS12, DM12.1, and DM12.2, London Plan policies 7.4, 7.6 and 7.8, and the aims and objectives of the NPPF.

Background Papers

Internal

Letter 28/02/2018 City of London Conservation Area Advisory Committee

External

Letter 17/01/2018 London Borough of Camden

Representations:

Online 04/01/2018 Nigel Baker, Thomson Foundation

Online 08/01/2018 [REDACTED]

Online 08/01/2018 [REDACTED]

Email 09/01/2018 Hubert Picarda QC

Online 09/01/2018 Denise McFarland Cruickshanks

Online 09/01/2018 Michael Levenstein

Online 09/01/2018 Francis Barlow

Online 09/01/2018 Michael Huntington

Online 09/01/2018 Eleanor Attwood

Letters 12/01/2018, 22/02/2018 Tim Bacon, Colville Estate Properties Ltd

Application Documents:

Cover Letter dated 17/08/2017 from Wilkinson Helsby

Supplementary Information

Declaration of Conformity with ICNIRP Public Exposure Guidelines

General Background Information for Telecommunications Development

Drawing Schedule

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 7.4 Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Policy 7.6 Buildings and structures should:

- a. be of the highest architectural quality
- b. be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c. comprise details and materials that complement, not necessarily replicate, the local architectural character
- d. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e. incorporate best practice in resource management and climate change mitigation and adaptation
- f. provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g. be adaptable to different activities and land uses, particularly at ground level
- h. meet the principles of inclusive design
- i. optimise the potential of sites.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Relevant Local Plan Policies

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:
 - a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

CS2 Facilitate utilities infrastructure

To co-ordinate and facilitate infrastructure planning and delivery to ensure that the functioning and growth of the City's business, resident, student and visitor communities is not limited by provision of utilities and telecommunications infrastructure.

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.

4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.
3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

SCHEDULE

APPLICATION: 17/00878/FULL

46 - 47 Chancery Lane London WC2A 1JE

Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.

REASONS FOR REFUSAL

- 1 The proposed telecommunications equipment by reason of their size, appearance and location on the roof would have a visually incongruous impact on the appearance of the building, would detract from the roofscape and would adversely affect the character and appearance of Chancery Lane Conservation Area and the setting and views of nearby listed buildings.

As such the proposals are contrary to Policies CS2, CS10, DM10.1, CS12, DM12.1 and DM12.2 of the Local Plan, Policies 7.4, 7.6 and 7.8 of the London Plan, and the aims and objectives of the NPPF.

- 2 The less than substantial harm caused by the proposed development to the significance of the designated heritage assets is not outweighed by the public benefits of the proposal, including securing its optimum viable use.

As such the proposals are contrary to Policies CS12, DM12.1 and DM12.2 of the Local Plan, Policy 7.8 of the London Plan, and the aims and objectives of the NPPF.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

However, notwithstanding the above, it has not been possible to achieve solutions to the problems as the proposals are contrary to planning policies, do not demonstrate other over-riding material considerations, and negotiations could not overcome the problems.

- 2 The Plans and Particulars accompanying this application are: 001 Rev B; 002 Rev B; 100 Rev A; 101 Rev B; 200 Rev A; 201 Rev D; 300 Rev A; 301 Rev C; 302 Rev B; 303 Rev B; 304 Rev C.

Background Papers

Representations

Online 04/01/2018 Nigel Baker, Thomson Foundation
Online 08/01/2018 [REDACTED]
Online 08/01/2018 [REDACTED]
Email 09/01/2018 Hubert Picarda
Online 09/01/2018 Denise McFarland Cruickshanks
Online 09/01/2018 Michael Levenstein
Online 09/01/2018 Francis Barlow
Online 09/01/2018 Michael Huntington
Online 09/01/2018 Eleanor Attwood
Letters 12/01/2018, 22/02/2018 Tim Bacon, Colville Estate Properties Ltd

[REDACTED]

From: PLN - Comments
Sent: 04 January 2018 15:03
To: PLN - Comments
Subject: Comments for Planning Application 17/00878/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:01 PM on 04 Jan 2018 from Mr Nigel Baker.

Application Summary

Address: 46 - 47 Chancery Lane London WC2A 1JE

Proposal: Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.

Case Officer: Gideon Stothard

[Click for further information](#)

Customer Details

Name: Mr Nigel Baker

Email: [REDACTED]

Address: 46, Chancery Lane, London London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

Comments: We are the Tenant at the lower ground and fifth floors of 46 Chancery Lane. We have examined the Planning Application and strongly object to it on the following grounds:-

1. If the Planning Application were to be granted, this would be a clear departure from the conditions imposed by Planning Permission 10/00407/FULL dated 10 August 2010. Condition 7 thereof states that there must be no "telecommunications equipment [installed] above the top storey" to "ensure a satisfactory external appearance" of 46/47 Chancery Lane. This is in accordance with the City of London's Unitary Development Plan 2002 ("UDP"),: UTIL 3, ENV 28 provisions which control the development of telecommunications equipment on buildings in conservation areas. We see no reason at all why a condition which was imposed seven years ago in accordance with the UDP should now be overturned.

2. As stated above, 46/47 Chancery Lane is in a conservation area. The City of London's "Local Plan 2015" states that "development in conservation areas

will only be permitted if it preserves and enhances the character or appearance of the conservation area" (point 3.12.9). Furthermore, if an existing building within the conservation area is to be altered, then developers must consider a wide range of architectural and visual factors, including "the size and shape of the building" and "existing street patterns" (point 3.12.10).

The City of London's "Character Summary and Management Plan" (the "Plan") for the Chancery Lane conservation area sets out in great detail the area's distinctive architectural character and rich heritage. For example, p.9 of the Plan refers to a "long sequence of historic frontages along the side of Chancery Lane" whilst p.40 refers to the area's "strongly legal and educational bearing". We believe that installing telecommunications equipment as described in the Planning Application will be detrimental to the appearance and character of this part of the Chancery Lane conservation area.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided.

Nigel Baker

Chief Executive
THOMSON FOUNDATION

[REDACTED]

From: PLN - Comments
Sent: 08 January 2018 22:58
To: PLN - Comments
Subject: Comments for Planning Application 17/00878/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:56 PM on 08 Jan 2018 from [REDACTED]

Application Summary

Address: 46 - 47 Chancery Lane London WC2A 1JE

Proposal: Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.

Case Officer: Gideon Stothard

[Click for further Information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

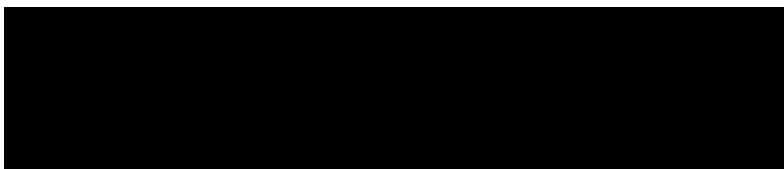
Reasons for comment: - Residential Amenity

Comments:

[REDACTED]

Lincoln's Inn and the surrounding area are an asset to the City of London, containing many listed buildings. There has recently been a substantial amount in the area, particularly on Chancery Lane. The property at 46 - 47 Chancer Lane has been renovated in a very sympathetic way and I am impressed with the appearance of the building at the moment. In my opinion, the installation of this telecommunications equipment on the roof (even if not visible from street level, if that is correct) will substantially detract from what is an otherwise sympathetically renovated building.

[REDACTED]



From: PLN - Comments
Sent: 08 January 2018 23:36
To: PLN - Comments
Subject: Comments for Planning Application 17/00878/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:34 PM on 08 Jan 2018 from [REDACTED]

Application Summary

Address: 46 - 47 Chancery Lane London WC2A 1JE
Proposal: Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.
Case Officer: Gideon Stothard

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I strongly object to this planning application for a number of reasons:

1. I am concerned about the radiation from these telephone antennae. [REDACTED]

[REDACTED] I understand that the International Agency for Research on Cancer has classified RF fields as "possibly carcinogenic to humans" based on evidence suggesting a possible increased risk of brain tumours. Lincoln's Inn is a relatively densely populated section of this part of central London and in my opinion this telephone equipment could be more safely located away from residential buildings.

2. I am also concerned about the negative impact that these proposed antennae etc will have on the visual appearance of this otherwise very attractive historical building, situated within a conservation area.

3. I am concerned about the loss of residential amenity for my flat and others in Lincoln's Inn and the surrounding areas. Lincoln's Inn contains a number of unusually beautiful historic residences in the heart of central London.

[REDACTED]. There has been a large amount of development work along Chancery Lane in the last few years but thankfully the majority of this has been done sympathetically. The building at 46-47 Chancery Lane is a very good example of sympathetic modernisation. However, the installation of these disproportionately large and unsightly antennae will undermine the efforts that were clearly made to keep 46-47 CL in keeping with the Victorian buildings of Old Square, Lincoln's Inn.

For the reasons set out above, amongst others, I am very much opposed to this planning application and respectfully ask that my objections are taken into consideration.

From: COL - Contact Centre
Sent: 09 January 2018 15:08
To: Pln - CC - Development Dc
Subject: FW: PRO - FW: Development of 46-47 Chancery lane COL:05470224

17/00878/FULL

From: Hubert Picarda
Sent: 09 January 2018 12:45
To: PRO Queue <PROQueue@int.cityoflondon.gov.uk>
Subject: Development of 46-47 Chancery lane

Dear Sir or Madam,

his letter is a formal objection to a proposed development of aerals and antennae on the building of 46-47 Chancery Lane . I write as a long term resident in Lincolns Inn since 1966 in flats at 11 n Old Square and from 1978 9 Old Square . Prior to that I had lived in the Temple from 1948 in flats at 5 Essex Court and 4 Pump Court . Born in 1936 I have lived all but 12 years of my life in the Inns of Court (belonging to three of them Inner Temple Lincoln's Inn and Gray's inn the latter two which I joined in 1965).

Through my friendship with the late Francis Cowper author of Prospect of Gray's Inn and chronicler of life in the Inns of Court and their treasures and my associations with h the Betjeman family (John Penelope and Candida Betjeman) I have been keen supporter of preserving the integrity of fine architecture and precious historic and natural environments generally and of the Inns of Court and Chancery lane in particular and have recorded my love of the Inns in various publications .

I therefore whole heartedly associate myself with, and adopt and adapt with additional comments of my own each and every one of the objections raised by James Manning of 15 Old Square and Denise McFarland of 11 Old Square to the proposals on the several grounds as articulated and repeated below . This gratuitous invasive after thought development is a step too far

1. Lincolns Inn - which is within a few metres of the proposed development - contains many buildings and areas of huge heritage importance . Chancery lane itself is a part of the fabric of historic London and an ancient part of the wider City. To develop the structures and aerals etc. In the manner proposed is wholly inconsistent with the environment of Chancery Lane / Lincoln's Inn particularly in terms of building type, and development. One end of the roof of 46 47 Chancery lane is clearl visible from three rooms in our flat overlooking Old Square. And it will be a blot and blight on the landscape

2. The adverse impact of the proximity of aerals and antennae of the type proposed has been proven by the scientific community see eg <https://es-ireland.com/mwrradiation/masts-antennae>. Not only does it have an adverse impact on the health of people but also has been shown to diminish wildlife (bees and birds in particular). The emissions from such antennae and disruptions they cause create environmental pollution. Thus I too particularly object to the environmental pollution of this proposed development. By way of example, bee hives are kept in Lincolns Inn and by neighbouring firms of solicitors (the latter on rooftop hives) and there are many birds who live in the Inn and neighbouring Gray's Inn to which I belong and Lincolns Inn fields - including birds of prey and endangered house sparrows and other garden bird species. We must protect our living heritage and prevent encroachment of business development which has been shown to present risks of harm to not only people but our living heritage too.

3. Finally, the traffic which uses Chancery Lane already is under great pressure particularly at peak times and when bikes are using the in my contra flow system. It is in essence a single lane highway but constant parking by lorries

and vans servicing a development site (as we suffered during the Saatchi development) poses a hazard and danger to pedestrians and all road users. To allow another major development without the appropriate infrastructure to support it , and thereby putting significant further pressure on the roads' systems and users would be negligent and fail to take into proper account the balance of safety , and risks versus the desires of the Applicant.

Please acknowledge safe receipt of this objection by email

Best wishes

Hubert Picarda QC

From: PLN - Comments
Sent: 09 January 2018 10:09
To: PLN - Comments
Subject: Comments for Planning Application 17/00878/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:06 AM on 09 Jan 2018 from Ms Denise McFarland Cruickshanks .

Application Summary

Address: 46 - 47 Chancery Lane London WC2A 1JE
Proposal: Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.
Case Officer: Gideon Stothard

[Click for further information](#)

Customer Details

Name: Ms Denise McFarland Cruickshanks
Email:
Address: 11 Old Square Lincolns Inn London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:
- Residential Amenity
- Traffic or Highways

Comments: Dear Sir or Madam,
I object to the proposals on several grounds:

1. Lincolns Inn - which is within a few metres of the proposed development - contains many buildings and areas of huge heritage importance . Chancery lane itself is a part of the fabric of historic London and an ancient part of the wider city. To develop the structures and aerals etc. in the manner proposed is wholly Inconsistent with the environment of Chancery Lane / Lincolns Inn but in terms of building type, and development.

2. The adverse Impact of the proximity of aerals and antennae of the type proposed has been proven by the scientific community. Not only does it have an adverse Impact on the health of people but also has been shown to diminish wildlife (bees and birds in particular). Thus I particularly object to the environmental pollution of this proposed development. Bees are kept in Lincolns Inn and by neighbouring firms of solicitors (the latter on rooftop hives) and there are many birds who live in the

Inn and neighbouring Grays Inn and Lincolns Inn fields - including birds of prey and endangered house sparrows and other garden bird species. We must protect our living heritage and prevent encroachment of business development which has been shown to present risks of harm to not only people but our living heritage too.

3. Finally, the traffic which uses chancery lane already is under great pressure particularly at peak times and when bikes are using the contra flow system. It is in essence a single lane highway but constant parking by lorries and vans servicing a development site (as we suffered during the Saatchi development) poses a hazard and danger to pedestrians and all road users. To allow another major development without the appropriate infrastructure to support it , and thereby putting significant further pressure on the roads system and users would be negligent and fail to take into proper account the balance of safety , and risks versus the desires of the Applicant.

From: PLN - Comments
Sent: 09 January 2018 12:58
To: PLN - Comments
Subject: Comments for Planning Application 17/00878/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:56 PM on 09 Jan 2018 from Mr Michael Levenstein.

Application Summary

Address: 46 - 47 Chancery Lane London WC2A 1JE
Proposal: Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.
Case Officer: Gideon Stothard

[Click for further information](#)

Customer Details

Name: Mr Michael Levenstein
Email:
Address: 14 Old Square Lincoln's Inn London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: The proposal will have an immediate and detrimental impact on the line of sight of all the flats at and around roof level in circumstances where the intended objectives can be satisfied with either antennae located within the building or along the alleyway and out of site of Chancery Lane. It is clear that the tenants have been able to meet their telecommunications need hitherto with the existing arrangement(s) insofar as there are a number of high-tech firms and businesses in occupation there already.

From: PLN - Comments
Sent: 09 January 2018 15:33
To: PLN - Comments
Subject: Comments for Planning Application 17/00878/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:31 PM on 09 Jan 2018 from Mr Francis Barlow.

Application Summary

Address: 46 - 47 Chancery Lane London WC2A 1JE
Proposal: Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.
Case Officer: Gideon Stothard

[Click for further Information](#)

Customer Details

Name: Mr Francis Barlow
Email:
Address: Flat 2, Old Buildings, Lincoln's Inn, London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: I am a resident of Lincoln's Inn and the chairman of the Lincoln's Inn Residents' Association. I am also a professional tenant of a set of barristers' chambers at 10 Old Square, but it is principally in my capacity as a resident that I write to you.

As you know, Lincoln's Inn is an elegant enclave in the middle of London with many fine buildings which house not only sets of barristers' chambers and offices for solicitors and other professional people but also a large number of flats. Almost all the flats are located on the top storey or the top two storeys of these buildings. The proposed development will undoubtedly be very unsightly to those with a view of it and while it may not be visible or very visible from ground level, residents of flats in the Inn which overlook Chancery Lane will have a grandstand view. Although I am not personally very directly affected (my flat is on the second floor of 23 Old Buildings and has no view over Chancery Lane), residents with flats on the East side of Old Square and Gatehouse Square will be badly affected. I know that some will have already written to you to object, but I

suspect that some may not even know about the proposal. (I only found about it myself this morning.) I have no doubt at all that if they did they would object. I hope that in the circumstances you will allow me, in my representative capacity, to lodge an objection on their behalf as well as on my own.

From: PLN - Comments
Sent: 09 January 2018 16:18
To: PLN - Comments
Subject: Comments for Planning Application 17/00878/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:16 PM on 09 Jan 2018 from Mr Michael Huntington.

Application Summary

Address: 46 - 47 Chancery Lane London WC2A 1JE
Proposal: Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.
Case Officer: Gideon Stothard

[Click for further information](#)

Customer Details

Name: Mr Michael Huntington
Email:
Address: The Honourable Society of Lincoln's Inn The Treasury Office, Lincolns Inn London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: Dear City of London Planning,

I object to the proposals on several grounds:

1. The Honourable Society of Lincoln's Inn, which is located next to the proposed development, is a site of historic significance that contains many listed buildings. The proposed development would not fit within the character of the neighbourhood which is protected by the Chancery Lane Conservation Area.

2. The proposed development would also adversely affect the following historic views that are described in the Chancery Lane Conservation Area Character Statement & Management Strategy SPD.

- a. View of Staple Inn gardens from Chancery Lane
- b. View into Quality Court from Chancery Lane

For the reasons listed above, I feel that this development should not be approved.

From: PLN - Comments
Sent: 09 January 2018 22:30
To: PLN - Comments
Subject: Comments for Planning Application 17/00878/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:28 PM on 09 Jan 2018 from Mrs Eleanor Attwood.

Application Summary

Address: 46 - 47 Chancery Lane London WC2A 1JE
Proposal: Installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.
Case Officer: Gideon Stothard

[Click for further information](#)

Customer Details

Name: Mrs Eleanor Attwood
Email:
Address: Flat 2 Six Stone Buildings London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Residential Amenity
Comments: The proposed installation will be visible from the residential accommodation in Lincoln's Inn. It is very different from the Victorian building on which it is proposed to be installed and will be completely out of character. This will affect the enjoyment of residents of the views of Chancery Lane. Surely such equipment can be installed somewhere less prominent.

Colville Estate Properties Limited

40 Craven Street
London WC2N 5NG



Department of the Built Environment
City of London
P O Box 270
Guildhall
London EC2P 2EJ

12 January 2018

Your Ref: PT GHS/17/00878/FULL
By Email to: plans@cityoflondon.gov.uk
Attention: Gideon Stothard

Dear Sirs

46 - 47 CHANCERY LANE LONDON WC2A 1JE

PLANNING APPLICATION REFERENCE: 17/00878

I am writing on behalf of Colville Estate Properties Limited (CEPL). CEPL are the freeholders of 46-47 Chancery Lane. An application has been submitted on a building that we own which we strongly object to. The application is for the installation of telecommunications equipment at roof level comprising nine antennae, one transmission dish, three cabinets, and associated ancillary development.

We understand that a planning application can be submitted without consent from the freeholder. However, it should be noted that whilst discussions have been held with the applicant in relation to the potential installation mast at the site (in the first half of 2017) we advised the applicant, through our agent, that after consideration CEPL would not be supportive of the installation of this equipment on the roof of 46 – 46 Chancery. From the CTIL Industry Site Specific Supplementary Information telecommunications installations document submitted in support of the application, the applicant outlines the alternative sites considered and not chosen for installation prior to the submission of this application. It is interesting to see that the majority of reasons outlined for not choosing the alternative sites were due to the landlord not supporting any form of telecommunications development on the building, and so we do not understand why an application has been submitted for 46-47 Chancery Lane when we have clearly expressed that we would not be supportive of this application. We have also noted the 8 objections raised by nearby residents to the current planning application.

46-47 Chancery Lane is located within the Chancery Lane Conservation Area. The building itself is not listed, however there are a number of listed buildings surrounding and near to the site. The Grade II* Southampton building No 25 (Patent office/library) is located directly east. Nos. 14 & 15 Took's Court are also Grade II listed and are located directly opposite No. 40 Chancery Lane (Saatchi and Saatchi).

Directors: Sir Nicholas Bacon, Bt. (Chairman) Timothy R. Bacon (Managing Director) William E. Drake
James R. Townshend John H. Stephen Henry H. Bacon Edmund A. Bacon Nicholas M Bartlett
Secretary: Mathew Nottingham Regn. No. 2428557 England
Registered Office: 71 Queen Victoria Street, London EC4V 4BE+

As outlined within the City of London Local Plan (2015) the designation of a conservation area carries with it the statutory duty to consider how an area or areas can be preserved and enhanced.

Conservation areas are defined as designated heritage assets within the NPPF (2012) and therefore the settings and significance of conservation areas should be sustained and enhanced. The City of London (COL) will expect that any development proposals within a conservation area should strengthen the special character of that conservation area and its setting.

Paragraph NPPF 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification

Policy DM 12.1 outlines that *"development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development."* In addition, the policy states that *"development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings."*

Policy DM 12.2 (Development in conservation area) states that development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.

Under policies DM 12.1 and policies DM 12.03, development proposals will be required to include supporting information describing the significance of any heritage assets whose fabric or setting would be affected and the contribution made by their setting to their significance and the potential impact of proposals on that significance.

The CTLIL Industry Site Specific Supplementary document details the application proposals and discusses the location of the telecommunications installations. Specifically, the document outlines that *"the visual effects of the proposal will be minor given the small scale of the proposed rooftop apparatus in comparison with the overall bulk of the host and surrounding buildings."* Firstly, it is important to point out that the applicant is acknowledging that there will be a detrimental visual impact following the installation of this plant. In addition, we do not think that comparing the size of the plant equipment with a six-storey building is a valid comparison in terms of visual impact. The document then goes on to say that *"the utilisation of a shared rooftop site and thereby eliminating the need to build two new ground based installations within the street environments will have the least detrimental visual impact on the Chancery Lane Conservation Area."* This statement is insinuating that whilst there is a visual impact, it could have been a lot worse. This is not sufficient justification and should not be considered as a positive during the determination of this application. The visual impact of this plant needs to be assessed as a standalone proposal.

The existing parapet level of the building is 21.93m, if consent is granted the top of the proposed antennas will rise to 26.33m (circa 4 metres increase). The increase in height and the addition of 9.no antennas and other plant equipment proposed will be extremely unsightly and will have a profound detrimental impact on the existing building and the surrounding roofscape. It is clear that by reading the other objections, a number of local residents are in agreement with this.

The proposals will not strengthen the special character of the Chancery Lane Conservation Area and would not be compliant with the aspirations of COL (policy DM12.2) for new development proposals.

Strategic Objective 1 and policy CS1 of the City of London Plan seeks to maintain and strengthen the City's status as the world's leading international financial and business centre. As a consequence, any proposal that has the potential to restrict potential future office development should be resisted. Whilst we have no immediate plans to evaluate the potential of the portfolio to accommodate more office floorspace, the introduction of such a significant amount of telecommunications equipment would unquestionably have negative implications in this regard.

In conclusion, we believe that the application should be refused on the basis that the proposals will have a profound detrimental visual impact to the surrounding area and the installation of the plant equipment will not respect, preserve or enhance the character of the Chancery Lane Conservation Area contrary to planning policies DM12.1 and DM12.2.

We trust that the above comments will be fully considered and taken into account as part of the determination process for this application.

Yours faithfully

T R Bacon
Managing Director

Colville Estate Properties Limited

40 Craven Street
London WC2N 5NG



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City of London
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22 February 2018

Your Ref: PT GHS/17/00878/FULL
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Attention: Gideon Stothard



Dear Sirs

46 - 47 CHANCERY LANE LONDON WC2A 1JE

PLANNING APPLICATION REFERENCE: 17/00878

Further to my letter of 12 January 2018 concerning the above planning application there is one further point that needs to be made.

46-47 Chancery Lane is a small building and, whilst it is currently manned by a receptionist during normal office hours, we do not have the ability to provide 24 hour access to the roof. This was a contributory factor when we decided not to proceed with our discussions with the operator last year.

Yours faithfully



T R Bacon
Managing Director

ACKNOWLEDGED 27.02.18 *RS*