



Planning and Transportation Committee **BACKGROUND PAPERS**

Date: TUESDAY, 8 MAY 2018
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

10. 35 FURNIVAL STREET LONDON

Report of the Chief Planning Officer and Development Director.

This application was deferred at the last meeting on 9 April to enable Members to make a site visit.

Members are asked to resume the previous debate and only Members that were present at the last meeting are eligible to determine and vote on the application.

11. 3 - 4 BARTHOLOMEW PLACE LONDON

Report of the Chief Planning Officer and Development Director.

12. BROKEN WHARF HOUSE. 2 BROKEN WHARF

Report of the Chief Planning Officer and Development Director.

Item received too late for circulation in conjunction with the Agenda.

John Barradell
Town Clerk and Chief Executive

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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 
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.

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[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

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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

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 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 Joanne Santa Maria
Email:
Address: Flat 12 34-35 Furnival 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 Furnival Street which will greatly reduce the light to the flats in 35 Furnival. This will no doubt already reduce the value of all the flats in 35 Furnival 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 Fumival 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.

[REDACTED]

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

[REDACTED]

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](#)

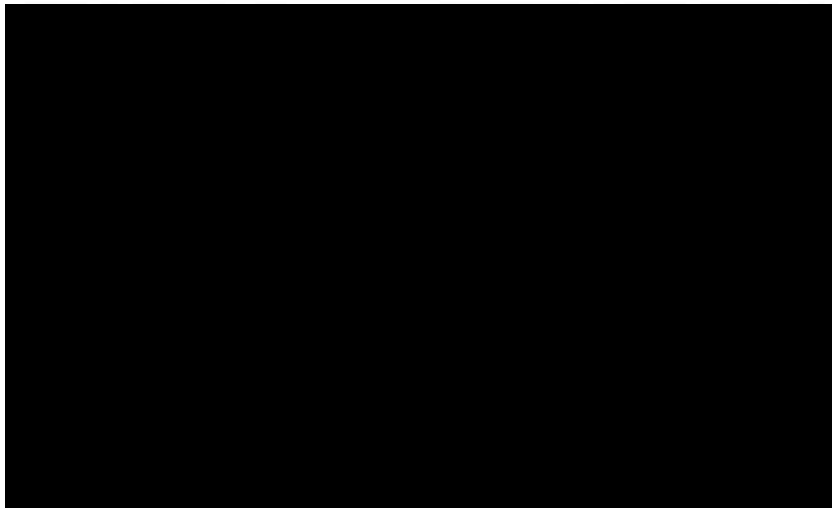
Customer Details

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 Lonodn

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 Farnival 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 Farnival 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 Farnival Street, Aston House. I strongly object to the application and its various amendments and resubmissions. In the previous application by 35 Farnival 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 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 Coralie Murphy
Email:
Address: 3-4-35 Fumival 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: Fumival 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.

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 daylight 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 daylight 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

Internal

Memo 12.09.17	Department of Markets and Consumer Protection
Email 13.09.17	Air Quality Officer

External

Letter 22.08.17	Montagu Evans
Letter 05.10.17	CAAC
Letter 02.11.17	AHP
Letter 11.09.17	Historic England
Letter 28.11.17	BRE

Letters of Support

Online 22.10.17	Mr T Haxworth
Online 15.11.17	Robin Fletcher

Objections

Online 11.09.17	Chris Iveson
Email 11.09.17	Clare James
Email 09.10.17	Mandy Bridger
Online 27.09.17	Teresa Wells
Letter 02.10.17	The Victorian Society
Email 03.10.17	Peter Dennis
Email 08.10.17	Ann Holmes
Online 09.10.17	Deborah Tyler
Online 11.10.17	Dr Simon Jones
Email 10.10.17	Carol Lister
Email 07.11.17	Brendan Barns
Email 05.12.17	Chris Iveson
Email 06.12.17	Teresa Wells
Email 07.12.17 Technologists	The Worshipful Company of Information

Letter 06.04.18 Teresa Wells
Email 08.04.18 Dan Holliday

Application Documents

Design and Access Statement August 2017	Mark Wojciechowski
Archaeological Assessment July 2017	PCA
Construction Management Plan July 2017	RPS
Noise Level Survey 26.07.17	EMTEC
Construction Method Statement 01.08.17	FORM
Daylight and Sunlight Report 18.08.17, 13.11.17	Malcolm Hollis
Response to Representations 14.11.17	Mark Wojciechowski
BRE Client Report 20.12.17	BRE
Response to Representations 25.01.18	Mark Wojciechowski

Comments for Planning Application 17/00875/FULL

Application Summary

Application Number: 17/00875/FULL

Address: 3 - 4 Bartholomew Place London EC1A 7HH

Proposal: Demolition of existing light industrial building (Class B1) and redevelopment to provide a seven storey building (B, G + 5) to create nine residential units (Class C3), including terraces, lightwells and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr T Haxworth

Address: 24 Middle St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have lived and worked in this very particular area over many years since the 1980's and I am an owner of a building about 100mtrs from Bartholomew Place. I am impressed by the proposed scheme and its ingenious use of the site to provide attractive apartments on a small scale. The scheme echoes the construction of the existing building, with extensive glazing and exposed metal window heads and mullions. The new proposal is not much taller than the existing consented scheme and it is stepped back at the upper levels, which would diminish massing otherwise apparent within Bartholomew Place. The age of the existing building's structure and its original, light industrial intention would suggest that rebuilding is the only sensible route to redevelopment whilst meeting current building regulations and seems inevitable. The new submission seems extremely well thought through and sympathetic to its environment. The height and massing of the new proposal seem well within the parameters set by nearby buildings and proposals. The architectural and professional team seems well matched to the challenges of this particular site and I have looked at the developer's web site and consider its schemes desirable, interesting and attractive - all terms that I would apply to this part of Smithfield.

Comments for Planning Application 17/00875/FULL

Application Summary

Application Number: 17/00875/FULL

Address: 3 - 4 Bartholomew Place London EC1A 7HH

Proposal: Demolition of existing light industrial building (Class B1) and redevelopment to provide a seven storey building (B, G + 5) to create nine residential units (Class C3), including terraces, lightwells and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Robin Fletcher

Address: 12 Kinghorn Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I agree that the existing building represents an interesting example of industrial architecture at the beginning of the 20th century but, having occupied it as my place of work from May 1980 until only recently, it is my opinion that it is so badly constructed and having suffered considerable damage during the Blitz that the only logical progression is to demolish it and replace it with a sympathetic design.

Also, in my opinion, this would cause less disturbance to neighbours than attempting to refurbish it.

Comments for Planning Application 17/00875/FULL

Application Summary

Application Number: 17/00875/FULL

Address: 3 - 4 Bartholomew Place London EC1A 7HH

Proposal: Demolition of existing light industrial building (Class B1) and redevelopment to provide a seven storey building (B, G + 5) to create nine residential units (Class C3), including terraces, lightwells and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Chris Iveson

Address: 7-8 Newbury Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: We are concerned on three grounds:

1. The effect of noise on our business which is psychotherapy. Our work is conducted in rooms that will be rendered useless to us not only because of noise but because of the loss of privacy when building personnel will be within two metres of our treatment room windows. Even if screens are erected just the conversations between workers will preclude the use of rooms.
2. If the proposed works were completed we would lose the privacy essential to our business. Though some opaque glazing is included the proposal also includes terraces which look into and overlook our private rooms. This would, in effect, make our business untenable in these premises. In fact it is difficult to see how any business would not be seriously hampered by the very close proximity of observers; especially observers with different vested interests:
3. Substantial loss of light because of the proximity of building up to our boundary. We understand that the original proposal was for the building to abut our boundary up to the first floor not the three floors now proposed, nor that terraces above that level will in effect also abut our building.

Hassall, Pam

From: PLN - Comments
Subject: FW: 3-4 Bartholomew Close - 17/00875/FULL

From: Clare James [mailto:]
Sent: 11 September 2017 09:07
To: PLN - Comments
Subject: 3-4 Bartholomew Close - 17/00875/FULL

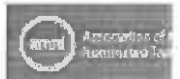
For the attention of Rob Chipperfield

I would like to register my objection to the above planning application which I was notified of a few days ago. I am concerned about the sheer scaling and height of the proposed new building and its impact on loss of light and overlooking on neighbouring properties.

Kind regards

Clare James, Deputy
c/o Members' Room
Guildhall
PO Box 270
London EC2P 2EJ

ACCREDITATIONS, AWARDS, AFFILIATIONS AND SPONSORSHIPS



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Hassall, Pam

From: PLN - Comments
Subject: FW: 17/00875/FULL - 3-4 Bartholomew Place

From: Mandy Bridger [mailto:]
Sent: 09 October 2017 13:41
To: Chipperfield, Rob
Subject: 17/00875/FULL - 3-4 Bartholomew Place

Dear Mr Chipperfield

Re: 17/00875/FULL - 3-4 Bartholomew Place

I would like to raise an objection to the above planning application on the grounds that the replacing of this well-proportioned semi-industrial building with much higher residential units will inevitably lead to a loss of light and privacy for the neighbouring properties.

Kind regards,
Mandy Bridger
Flat 32, 43 Bartholomew Close
EC1A 7HN

Comments for Planning Application 17/00875/FULL

Application Summary

Application Number: 17/00875/FULL

Address: 3 - 4 Bartholomew Place London EC1A 7HH

Proposal: Demolition of existing light industrial building (Class B1) and redevelopment to provide a seven storey building (B, G + 5) to create nine residential units (Class C3), including terraces, lightwells and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Ms Teresa Wells

Address: 13 Compton Terrace London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: 3 - 4 Bartholomew Place is a light industrial building with original critical windows. This building adds character to the area and should not be demolished. It has tiles of interest and the size and proportions of the basement space are of special interest.

Critical windows used in this way in a light industrial building at that period of time are now increasing rare. This building adds interest to an area that is already a conservation area.

The position of this building is of interest to the area and the building is unique to this area and therefore should not be demolished.

THE VICTORIAN SOCIETY
The champion for Victorian and Edwardian architecture

Rob Chipperfield
Chief Planning Officer
City of London

Your reference: 17/00875/FULL
Our reference: 2017/09/021

2 October 2017

Dear Mr Chipperfield,

RE: 3–4 Bartholomew Place, London EC1A 7HH; application for total demolition of existing building and redevelopment.

Thank you for notifying the Victorian Society of this application. We would like to **object** to the total demolition of the existing building. We feel that although it is not a listed heritage asset it has charm and structural interest, and contributes positively to the character of both Bartholomew Place and the wider Smithfield Conservation Area. Whilst we are not opposed to the principle of residential development we believe that the current proposals fail to respect the qualities of the existing building, which could, with sensitivity and imagination, reasonably be adapted to residential use.

3–4 Bartholomew Place is a small industrial building of three storeys above a basement. It is constructed of brick, with a partial steel frame exposed on its front and rear elevations, which are both highly glazed. It is a remaining fragment of a larger site to the east associated with The City Press, the City of London's first dedicated newspaper, and might well have been used as a type foundry. It was certainly standing before 1914, and was probably erected at some point in the four or five years before.

Although clearly built for an industrial purpose, the building has a strong character. The steel beams and stanchions on the front elevation are deliberately exposed and set into the brickwork of the walls with more than simple concern for structural practicality. This exposure, and the large, horizontal bands of glazing that characterise the building's façade, speak of an unabashed confidence of purpose. London has a unique history with respect to the use of structural steel and the place of 3–4 Bartholomew Place in that history must be given due weight in any assessment of its significance. Although the building is not structurally innovative it is seemingly unusual in some respects. Until the 1909 'Steel Frame Act' all buildings built in London had to have walls of a specified load-bearing thickness irrespective of whether or not they included a fully load-bearing steel frame. The front and rear walls of 3–4 Bartholomew Place seem to be of uniform and narrow thickness from the ground to the second floor, which suggests either a post-1909 date or a deliberate flouting of the

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Hona MacCarthy CBE

1 Priory Gardens, London WC4E 4EE

Telephone 020 6947 1034

admin@victoriansociety.org.uk

www.victoriansociety.org.uk

regulations. Even after the 1909 act structural steel members in the external walls of buildings were supposed to be 'completely enclosed and protected from the action of fire by a casing of brickwork, terra-cotta, concrete, stone, tiles or other incombustible materials at least four inches thick'. This regulation seems to have been disregarded in the construction of the building. Most unusual is the amount of glazing, especially in the front elevation. By regulation the glazed area of a wall was not supposed to exceed 50% of the total wall area; again, clearly this regulation has been ignored. These instances of disregard for regulations in the handling of materials all contribute to an essential character of confidence and structural honesty, little affected, at least from the front, by later alterations.

One of the strengths of the existing building is the way in which this character contributes to what the Smithfield Conservation Area SPD describes as 'an eclectic mix of buildings of different periods.' This eclecticism is not simply a matter of buildings of different ages and styles, but reflects the range of contrasting building types and functions that characterises this part of the conservation area. Simply in terms of contrast in age the proposed structure will, of course, maintain this character. Stylistically, however, the mainly vertical articulation of its elevations is much less distinctive in the immediate local context than the strongly horizontal aspects of the existing building, and its clearly residential character can in no way replace that of the existing building as a reminder of the Industrial past.

Demolition will result in the loss not only of a distinctive building that makes an interesting contribution to the character of the area in its own right, but also to a small piece of the area's history. I note that planning permission was previously granted in 2008, and extended in 2012, for a scheme of alteration to the existing building which would have substantially retained its structure. Although these proposals were somewhat clumsy the principle of alteration seems feasible in this case, especially given that the area to the North of the site can be exploited without substantial harm to the existing building. We recommend that the proposals for demolition be rejected, and the applicants encouraged to submit a revised proposal which retains as much of the existing structure as possible.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely

Tom Taylor

Conservation Adviser

Hassall, Pam

From: Chipperfield, Rob
Sent: 03 October 2017 11:38
To: DBE - PLN Support
Subject: FW: Proposed development, 3-4 Bartholomew close (17/00875/FULL)

Hi could you upload/copy this objection.

Thanks

Rob

Rob Chipperfield
Principal Planning Officer
Department of the Built Environment
City of London
Telephone 0207 332 1149
www.cityoflondon.gov.uk

From: Peter Dennis [REDACTED]
Sent: 03 October 2017 09:45
To: Chipperfield, Rob
Subject: Proposed development, 3-4 Bartholomew close (17/00875/FULL)

Dear Mr Chipperfield

I should like to raise an objection to the above planning application. The height and bulk of the building proposed, which is considerably taller than the existing structure, and that granted full planning permission in 2008, means that it will clearly have an adverse effect on the flats at 1-3 Newbury St, both in terms of loss of daylight and overlooking.

As far as I am aware these effects have not been considered in the application.

With thanks

Yours sincerely

----- Peter Dennis -----

Flat 7
1-3 Newbury Street
EC1A 7HU

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 17/00875/FULL
Importance: High

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

From: Ann Holmes Sent: 08 October 2017 11:44
To: Chipperfield, Rob
Subject: 17/00875/FULL

Dear Rob

I am writing, both as a Common Councilman for Farringdon Within and as a local resident, to object to the planning application for 3-4 Bartholomew Place.

I am very happy that this building should be granted a change of use to residential, but am very unhappy with the proposed increase in height, and the effect this will have in terms of daylight and sunlight and overlooking for nearby properties, both business and residential.

More generally, I am concerned about the scale of height and massing in this small historic neighbourhood.

With thanks

Ann Holmes

Sent from my iPad

Comments for Planning Application 17/00875/FULL

Application Summary

Application Number: 17/00875/FULL

Address: 3 - 4 Bartholomew Place London EC1A 7HH

Proposal: Demolition of existing light industrial building (Class B1) and redevelopment to provide a seven storey building (B, G + 5) to create nine residential units (Class C3), including terraces, lightwells and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Miss Deborah Tyler

Address: Flat 2, 43 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I am puzzled that gfzholdings announced they had purchased ' a characterful Victorian warehouse to convert into 8 residential units' but the planning application now submitted is to demolish the building and redevelop the site into a 7 storey building with an increased number of flats. It is a shame to lose yet another workplace in this historical area but if a change of use is inevitable, I would not object to conversion of the existing building into a reasonable number of residential units but I would object to another building of increased size and height adding to an increasingly dense residential population with the consequences of more traffic, oversubscribed medical practice, loss of light and privacy for neighbours

Comments for Planning Application 17/00875/FULL

Application Summary

Application Number: 17/00875/FULL

Address: 3 - 4 Bartholomew Place London EC1A 7HH

Proposal: Demolition of existing light industrial building (Class B1) and redevelopment to provide a seven storey building (B, G + 5) to create nine residential units (Class C3), including terraces, lightwells and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Dr Simon Jones

Address: Burgoynes 11 - 12 Half Moon Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Dear Sirs

I write on behalf of Burgoynes to object to this proposal to demolish and rebuild 3 - 4 Bartholomew Place where permission had only been granted for refurbishment / extension works.

Burgoynes has been at 11 - 12 Half Moon Court (a property with rear access at Bartholomew Place) since about 1998 and we previously occupied 39A Bartholomew Close, which also shared Bartholomew Place.

Bartholomew Place is a small courtyard with a narrow access passage that is too small for construction vehicles. The rear access to Bartholomew Place from our premises at Half Moon Court is a fire escape route that is used frequently (e.g. by cyclists). It is imperative that conditions are put in place to maintain our rear access during any works. This may well be practically impossible if 3 - 4 Bartholomew Place is demolished.

Moreover, Burgoynes has had ad-hoc parking in Bartholomew Place for circa 40 years. Clearly this would be lost during construction works and thereafter to occupiers of residential apartments in the absence of other residential parking provisions.

As the operators of a business that has been severely blighted for years by noise and construction workers' activities from the development works at 160 Aldersgate Street on one side and

Bartholomew Close / Bartholomew Square on another side we do not want any further disruption from an adjoining building being demolished / fitted out / refurbished. To that end conditions to keep the construction noise and other nuisances within tolerable limits are required. The 160 Aldersgate Street development has demonstrated that the City Considerate Contractors' scheme alone does not keep construction nuisance within tolerable limits.

I would echo the views of other neighbours that have commented that the proposed extra height will have a further negative effect in terms of daylight in the area, which is already restricted by nearby tall developments.

Yours faithfully

Dr Simon Jones (Burgoynes Partner)

Hassall, Pam

Subject: FW: Planning Application. 3-4 Bartholomew Close

—Original Message—

From: Carol Lister [Sent: 10 October 2017 22:55]
To: Chipperfield, Rob
Subject: Planning Application. 3-4 Bartholomew Close

Dear Rob,

I am resident at 50-52 Long Lane but worked for a number of years in Bartholomew Close so am very familiar with the area.

I am writing to voice an objection to the application to raise the height of the building at 3-4 Bartholomew Close. I think this would be detrimental to the character of this historic part of London. It is a shame that buildings that have housed small businesses facilitating traditional craft skills are being turned over to residential. The increase in people living in the area will undoubtedly have an impact on the feel of the neighbourhood.

Best regards,

Carol Lister.

Sent from my iPad

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 3 - 4 Bartholomew Place - 17/00875/FULL

From: Brendan Barns [REDACTED]
Sent: 07 November 2017 12:33
To: Chipperfield, Rob
Subject: 3 - 4 Bartholomew Place

Hi Rob

I've just realised my objections to the development at the above address never left my outbox. I believe the plans will have to be resubmitted anyway?

I suspect my objections match many of those raised by other neighbours.

However, for the record my concerns are as follows.

1. I am concerned about the bulk and scale of the proposed development. It is out of keeping with what is already there and I am concerned that any increase in building height will have a major impact on the light into my building at No1 Bartholomew Place.
2. The current plans seem to extend beyond the boundary of the property which has been purchased. The ownership of the courtyard seems to be unclear and perhaps this is an opportunity for the City and owners of properties which back directly onto Bartholomew Place to get some clarity on this.
3. There are not enough parking spaces to support the size of the proposed development.
4. The proposed balconies would directly overlook No1 Bartholomew Place and would create a noise issue as well.
5. As the owner of the flying freehold offering access into Bartholomew Place I am concerned about the noise, disruption and working methods proposed to facilitate the demolition of the existing building and the building of a new structure. In particular, I would want assurances that any damage done to the arch through such works would be made good at the end of the project at the developer's expense.

Kind regards

Brendan Barns
Founder
London Business Forum
38 Bartholomew Close
London EC1A 7HP
[REDACTED]



BRIEF

7-8 Newbury Street
London EC1A 7HU

Rob Chipperfield
Development Division
Department of the Built Environment
City of London

5 December 2017

Dear Mr Chipperfield,

Town and Country Planning Act 1990: 3-4 Bartholomew Place EC1A7HH

We wish to raise our strong objections to this planning application first and foremost because it will prevent us from continuing to work in our own premises at 7-8 Newbury Street. When the original outline plans were presented to us by the previous owner 3-4 Bartholomew Place they were sensitive to our own business needs, allowing light and, more importantly, space between our upper floors and the proposed new build. The current proposals show no consideration other than financial gain, whatever the expense to surrounding businesses, the environment or the architectural coherence of the area.

More specifically we have four major concerns.

Loss of Light

The very close proximity and significant raising of the roof levels will mean we lose most of the natural light to half of our rooms and will need to use electric lighting the whole year round with its associated costs to us and the environment. This will have a detrimental effect on all those working in these conditions and will represent a serious downgrading of the usefulness (and value) of our own property.

Noise

Our business has two primary elements:

1. Psychotherapy, counselling and coaching

For this side of the business we require absolute privacy and to ensure this our clinical rooms are all at the rear of the building where they cannot be overlooked and which provides the most quiet. Once building work starts these rooms would no longer be usable, firstly, because of the noise and, secondly, because privacy will be compromised. Occasionally it has been necessary for workmen to attend to maintenance issues on buildings adjacent to our own. They are able to look into our rooms and we can clearly hear their ordinary conversations if the windows are open, which in the Summer they need to be. However, when the windows are closed the calling back and forth, singing, radio-playing and ordinary behaviour of men at physical work can all be heard clearly in our clinical rooms. Even without the noise of heavy machinery they will be rendered unusable. With machinery also playing in the background our psychotherapy, counselling and coaching business would be impossible to conduct.

2. Training

We are one of the world's leading centres for the type of therapy and coaching we do and the other major part of our business is training. Most weeks we have a course running on our premises and once again the noise of the work will prevent us from using our own premises to conduct our training. This is at a crucial time when our training work is expanding – being unable to respond to increasing demand would be a serious blow to our future business development.

Social Responsibility

Related to the above activities is the continued existence of our *pro bono* clinic. Each partner in the business is committed to 'donating' one-third of his time to *pro bono* therapy: our clinic's centrepiece is this entirely free service to people of low means in dire circumstances. We take on any case where the NHS or other public service provision is failing to achieve its desired results with no charge either to the client or the referring body. It is this work which vitalises our training and has made our clinic so notable among our international colleagues. Our published works have been translated into many languages including Chinese, Japanese, Turkish, and several European languages and without being able to effectively continue our work would bring to nothing decades of sound, socially responsible business activity.

Proximity

If this application were to be successful and if we found alternative premises (at a cost which would in reality be beyond our means) in which to sit out the building period we would have neighbours so close that we would be almost able to pass them a cup of tea. None of our rear rooms would be sufficiently private for us to conduct our clinical work. To continue to work within our own building we would, in effect, need to brick up all our rear windows and sit in artificial light. A visit to our premises would instantly show the devastating impact on the quality of life of anyone working here as well as make abundantly clear how impossible it would be for us to conduct our business on these premises.

Conclusion

We are a small business making enough profit to live modestly, support our children's education and early adulthood but with no excess. As a business we are lean, as paper-free as possible and offering a service to the wider community both through our *pro bono* work and through our coaching and training activities. We would actually welcome a sensitive development of 3-4 Bartholomew Place as the current building is in need of considerable repair. We would be happy to see this used for residential or business use as long as it is not at the expense of our own unique business. We cannot in any way support the current proposal but would welcome a consultation with the owners of 3-4 Bartholomew Place and a City representative to look at how our two buildings can sit happily and cooperatively together.

Yours Sincerely,

Chris Iveson
Senior partner

**13 Compton Terrace
London
N1 2UN**



**Attn Rob Chipperfield
Department of the Built Environment
PO Box 270
Guildhall
London
EC2P 2EJ**

6th April 2018

Dear Mr Chipperfield

Re 3-4 Bartholomew Place London EC1A 7HH

Further to your letter dated 22nd March 2018 I wish to advise you that I strongly object to the demolition of the building at 3 – 4 Bartholomew Place. This building is a light industrial warehouse with charm and character. It is an important reminder of the eclectic mix of buildings and businesses that were the fabric of this small and unique historical part of London.

The front of the building is very unusual with a frontage made up mostly of critical glass windows. At the base of the ground floor there are some interesting tiles and the building is of significant value to this historical area. There is an interesting reference to the steel used in the frame of the building. The basement area is of great proportions. The building is a very interesting example of a Victorian warehouse and this building should not been demolished for financial gain (the new building size is increased by 2/3 storeys with an increased number of flats). It is not necessary to demolish this building - the original proposals of planning given in 2008 can be maintained. These did not require nor include the demolition of the existing structure but a refurbishment.

The proposal of a new 7 storey building is of a size and scale not needed and is excessive. It would have a negative impact on the surrounding historical area and there would be, without doubt, loss of light and privacy to neighbouring buildings.

I strongly object to the demolition of this building and the subsequent loss of history that accompanies it.

Kind regards

Teresa Wells

From: Mike Jenkins
To: PLN - Comments
Subject: 3-4 Bartholomew Place
Date: 07 December 2017 09:27:18
Attachments: image001.png
image002.jpg

Dear Sir,

I wish to object to the application to demolishing and redevelop 3-4 Bartholomew place.

I have several reasons for objection and I have split them into two categories.

1. The design and scale of the development. The existing building is in keeping with the heritage of the Little Britain / Smithfield area and whilst the developer has argued that there are other developments of similar size and design in the area that is not a reason to allow this to proceed. If every building was demolished and built up then the area would lose its heritage character and the City would be a less interesting place. On the issue of scale and design I object as I believe that the site could be redeveloped in keeping with the scale and character of the buildings to the north and west rather than that of those to the south and east. The building up of the City must stop somewhere or the argument currently used will gain more strength as the percentage of large buildings increases. I believe the added floors will impact on the light in offices and meeting rooms in our building that could impact our ability to generate revenue from our building. The WCIT Charity relies on the revenue from the Hall to fund our charitable works. The developer has presented some additional information to try to counter my views. The drawings are designed to minimise the impact and on further scrutiny do not give a true picture of the impact this building will have on our premises. The developer has promised to supply more information to me but this has not been received by me at this time. I strongly believe that a building of this scale will have an adverse impact on the IT Hall and the local area.
2. Access and ownership of the courtyard. I have raised this issue with both the developer and the Corporation. To the best of my knowledge the courtyard is unadopted land and its use has been managed by a series of understandings between the adjacent buildings. I believe that the WCIT has a claim on some of this land as do all adjacent properties. I am unsure of where any liability for maintenance or security of the courtyard lies. Before any development proceeds I believe that the ownership of the courtyard should be resolved and that all rights of access, duties of care and any other legal issues that may arise in the future should be agreed to confirm where any liabilities may lay. I have spoken with the developers and explained that I do not think that the application should be approved before this issue is resolved. I think given the historical use of the courtyard agreement could be reached if all parties could be brought together and I would withdraw this objection once this had occurred.

Yours

Mike Jenkins

~~Mike-Jenkins - Clerk~~
The Worshipful Company of Information
Technologists

 39a Bartholomew Close | London | EC1A 7JN

The 100th Livery Company of the City of London
Incorporated by Royal Charter | WCIT Charity Registered Charity No. 1113488
Its principal office and place of business is at the above address

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From: Teresa Wells
To: PLN - Comments
Subject: your ref: 17/00875/full
Date: 06 December 2017 10:56:06

Dear Rob Chipperfield

Thank you for your letter dated 27th November 2017 and its contents. Last week I took a phonecall from the developer who explained the plans and I asked a few questions. I then looked at their plans via their website.

I still wish to inform you that I object to the demolition of this building and whilst the developer explained that the building had only been built as a temporary structure I believe this makes it very significant to the conservation area. Too much of the history of this area has been lost or altered. I suggested that if the plans did not have an additional 2 storeys which would add strain to the load bearing of the existing building there would be no need for demolition and instead the original building could be restored and developed.

The critical windows can be saved and internal works added to make them more heat sufficient.

However keeping the critical windows, and not demolishing the building are not attractive to a financial investment and developer of sites.

The development of this site does not add or bring anything to this area and in demolishing the building a piece of history and interest is destroyed and lost forever.

Additional there are already far too many 'luxury' flats in this area and there is a big concern with areas becoming ghost neighbourhoods due to low or no occupancy.

Kind regards

Teresa Wells
Not Actual Size

31 Newbury Street
London
EC1A 7HU

Hassall, Pam

From: PLN - Comments
Subject: FW: 17/00875/FULL

From: Dan Holliday
Sent: 08 April 2018 21:04
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 17/00875/FULL

Dear Mr Chipperfield,

I would like to protest against turning this lovely building into a seven storey building for flats for several key reasons

1. As the owner of a business with 25+ staff, situated a 30 second walk from the site in question we have spent the last 2 years being subject to a vast amount of intense and sustained noise and constant disruption generated by St Barts Square. We have frequently had to vacate, or move meetings with key clients because the noise levels were un-bearable. On many occasions we received assurances from the City of London, as well as the developers that this work was coming to an end. For you to now green-light yet another development in this immediate vicinity would be entirely wrong never mind un-necessary.
2. We simply don't need any more flats in the area. Take a cursory look around St Barts Square - the flats are simply not selling. The entire area is fast becoming a hollowed-out soulless area, with overpriced flats no one can afford. We simply don't need anymore, and you have a responsibility to control it.
3. Before we moved to Newbury Street, I leased the top floor of the building in question (3-4 Bartholomew Place) for my office between the years of 2009-2014. It was a wonderful characterful building, with a unique feel (all those lovely beams, and critical windows) and is a key part of the vernacular of the area. It should be preserved at all costs to at least try and retain some of the area's personality.
4. As part of having been in this office (and now working a stone's throw from it) I continue to park my car at Bartholomew Place, (a black VW UP) in the day-time. My understanding is its un-adopted land and I would find it disruptive to suddenly be expected to find somewhere else to park my vehicle.

Let me know if you require further input on these points.

Yours sincerely,

Dan Holliday
Managing Director
Not Actual Size

31 Newbury Street
Smithfield
London
EC1A 7HU

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Case Officer: Gemma Delves

Customer Details

Name: Mr raoul duysings

Address: flat 28 SJLH 8 high timber street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment:I would like to comment on the proposed application. Whilst I am glad to see development plans for the building, I have concerns about how the new hotel would be serviced. As a residence in sir john lyon house, facing gardener's lane, as well as access to broken wharf house, I am extremely worried about extra traffic/ deliveries /noise.

Specifically

Gardeners lane is a single lane road. It services 2 apartment buildings as well as the high timber restaurant. Deliveries already start at early 6.30 am. The addition of extra delivery vehicles will significantly add to noise levels as well as traffic jams. There is no room for vans to park and I imagine our garage entrance will be blocked whilst they wait to unload. Vans beep loudly as they reverse and given constant blockages on the lane there is already a lot of this. Most residents in Sir John Lyon house work long hours in the City of London and value sleep when they can get it! I would be happy to for anyone from the City of London planning department to come and see the chaos on gardenrs lane on a Monday morning as I just cant see how extra traffic could be accommodated.

The amount of extra taxis/ ubers that will wait for pick ups at hotel will greatly increase grid lock on high timber street as well is gardener's lane. This will only get worse when the new hotel at queenhithe is completed.

Hotel staff having cigarette breaks outside access on gardeners lane. Go to any London hotel there is always a group of staff stood outside the staff entrance having cigarette breaks. This will be disruptive to residents as I imagine the hotel will be staffed 24/h per day.

It seems to me the access/ servicing to the proposed hotel should be from broken wharf. Servicing a hotel is quite different to an office block and I fear it will greatly affect quality of life for residents at Sir John Lyon house which unfortunately will have a negative effect on the value of our property.

From: Hassall, Pam
Sent: 07 August 2017 08:51
To: Delves, Gemma
Subject: FW: Comments for Planning Application 17/00712/FULL

From: PLN - Comments
Sent: 06 August 2017 20:09
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 8:08 PM on 06 Aug 2017 from Mr Anthony Rose.

Application Summary

Address: Broken Wharf House 2 Broken Wharf
London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Anthony Rose
Email: [REDACTED]
Address: 23 Sir John Lyon House 8 High Timber St
Blackfriars

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We received a letter from council promising that drawings would be available online.

But I can't see any drawings here.

So let's put this down as an Objection

until drawings are available for review.

Thanks

From: Hassall, Pam
Sent: 07 August 2017 08:53
To: Delves, Gemma
Subject: FW: Comments for Planning Application 17/00712/FULL

From: PLN - Comments
Sent: 07 August 2017 08:12
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 8:11 AM on 07 Aug 2017 from Mr Mark Spinner.

Application Summary

Address: Broken Wharf House 2 Broken Wharf
London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Mark Spinner

Email:

Address: Flat 108, Globe View 10 High Timber Street
London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: Without access to the detailed plans it is difficult to comment with any real detail. I have very significant concerns regarding the increased level of noise and congestion both during the construction phase and once the ApartHotel complex is opened. If

access is going to be restricted to the existing access via High Timber Street this would cause me substantial concerns particularly since it is likely that traffic will increase significantly both in terms of volume and the times during which the new ApartHotel will be accessed (being 24/7 the incidence of late night noise from traffic and Hotel guests will increase dramatically.

At present access to and from Gardeners Lane and the car parking associated with Globe View is restricted considerably in the early mornings when delivery lorries park up to make deliveries restricting t=our rights of access often for 30 minutes or more. This will be dramatically increased as deliveries increase and traffic builds up in High Timber Street.

Overall I see no benefit at all for the current residents of the neighbouring properties.

From: [REDACTED]
Sent: 07 August 2017 14:36
To: PLN - Comments
Subject: Broken Whard House 2, creation of an apart hotel

Categories: Red Category

Dear Gemma,

I had heard about these plans first from a delegation of residents of the neighbouring Sir John Lyon House, where I live.

Changing the planning from residential to more than 100 units of an apart hotel in my view is an extremely bad idea that will not only be highly detrimental to the value of the property of the surrounding buildings, but also to the peaceful living we had so far.

That many units in a medium size building mean these smaller rooms will mostly appeal to younger folk with the expected downside effects on noise (parties in the rooms or outside the building) and cleanliness of the surroundings. I had also heard that the servicing of the apartments is planned to happen via the tiny road leading to the courtyard of Sir John Lyon House. This area tends to be noisy anyway due to deliveries to High Timber Restaurant, the very noisy portacrush waste compactor from the opposite building (Globeview) and contractor/deliveries to SJLH. Adding to that daily servicing and deliveries for 113 apartments for the building next door will make the courtyard-facing apartments (which includes mine unfortunately) almost inhabitable.

In summary, I oppose to the plans to change from residential to aparthotel in the strongest possible terms

Kind regards
Claus

Claus Müller
Head of Loan Sales

MIZUHO Bank, Ltd.
Mizuho House , 30 Old Bailey
London , EC4M 7AU

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From: PLN - Comments
Sent: 08 August 2017 17:19
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 5:18 PM on 08 Aug 2017 from Mrs Colette Dartford.

Application Summary

Address: Broken Wharf House 2 Broken Wharf London, EC4
Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Proposal:

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Colette Dartford
Email:
Address: Flat 56 Sir John Lyon House 8 High Timber London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: This proposed development is adjacent to SJLH, whose residents already have to tolerate noise, traffic and pollution from Gardeners Lane. This single lane road currently services 2 apartment buildings as well as a restaurant. Deliveries begin around 6.30 am and with the proposed development, there will be even more deliveries, adding to noise, pollution and traffic congestion. As there is no room for vans to park I anticipate the garage entrance to SJLH will be blocked whilst they wait to unload. Vans beep loudly as they reverse and given constant blockages on the lane. It is difficult to see how extra traffic could possibly be accommodated. In addition, the amount of extra taxis/ ubers that will wait for pick ups at hotel will greatly increase grid lock on High Timber Street and Gardener's Lane.

It would seem to make more sense that access to the proposed development should be from Broken Wharf. I fear the current plans take no account of the negative affects on the health or wellbeing of SJLH residents.

From: PLN - Comments
Sent: 08 August 2017 19:58
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 7:40 PM on 08 Aug 2017 from Ms Jo Adlam .

Application Summary

Address: Broken Wharf House 2 Broken Wharf London, EC4
Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Proposal:

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Ms Jo Adlam
Email:
Address: 47, Sir John Lyon House 8 High Timber Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Traffic or Highways

Comments: As others have noted, it is difficult to make comments without detailed plans being available, and while in general I am behind the redevelopment of Broken Wharf, I have two principal concerns:

1: Increased volume of traffic (specifically on Gardner's Lane, but also High Timber Street), resulting in detriment to the access for existing Sir John Lyon House residents and service vehicles, increased vehicle noise and environmental pollution, and increased wear to the fabric of both Sir John Lyon House and Globe View (there has already been significant damage done to the fabric of the building of Sir John Lyon House as the result of poor manoeuvring by large delivery/service lorries). In addition, Gardner's Lane is extremely narrow with a small strip of pavement: my flat is in the riverside block and increased congestion here will make it even more

dangerous for pedestrians, in particular small children (of which I have two).

2: A significant increase in noise and antisocial behaviour, loss of privacy and lack of security. Our flat abuts and is overlooked by Broken Wharf's top floor and roof terrace (which I believe is proposed as a communal space with access from all apartments) at very close proximity: I believe from previous experience that internal noise transmission and external noise, cigarette smoke and general congregations could become a problem, exacerbated by the fact that short lets like the ones proposed have little or no responsibility to the community. There are also security concerns given the proximity of our roof terraces and the likely frequent turnover of residents: in short, far from ideal neighbours, particularly for those of us with young families.

From: PLN - Comments
Sent: 08 August 2017 20:31
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 8:30 PM on 08 Aug 2017 from Mr Robert Stevenson.

Application Summary

Address: Broken Wharf House 2 Broken Wharf London, EC4
Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Proposal:

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Robert Stevenson
Email:
Address: Sir John Lyon House 8 High Timber Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I object to this application and concur with the numerous other objections raised. The proposed scheme is out of keeping with the nature and character of the area. It detracts from local amenity and would place an unsustainable level of burden on an already inadequate and struggling local infrastructure provision.

In conjunction with the Westin Hotel development at Queen's Quay, opposite the Queenhithe Dock, the proposed scheme would result in a small residential enclave being entirely flanked by two large, high density, 24/7 commercial operations. The net effect being a surge in transient visitors, service vehicles and taxis.

Gardners Lane is continually congested and regularly damaged by service vehicles (as too is the exterior of Sir

John Lyon House itself). Residents and visitors are regularly woken by service traffic and risk being hit by vehicles at four different access and egress locations adjacent to Gardners Lane. There is no capacity for further commercial traffic and any such increase would risk the health and safety of all who use Gardners Lane.

Clearly, the proposed scheme does NOT represent sustainable development within the meaning set out in the National Planning Policy Framework.

As regards the stated objectives of the operator. They can only be described, at best, as disingenuous. There are innumerable other far-lower density uses which would bring this site back into use.

I understand the façade of the subject building - a dated and, arguably, unattractive building - will not be updated / replaced as part of the proposed scheme. The proposals make no attempt whatever to improve upon the aesthetics of the building. There is no positive impact on or contribution to the public realm.

The aim of the scheme is to go as high-density as possible - without any attempt to improve the building and without regard for the local environment - in order to generate maximum commercial returns. I hope the planning officers see it fit not to capitulate.

From: PLN - Comments
Sent: 08 August 2017 11:23
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 11:22 AM on 08 Aug 2017 from Mr David Standish.

Application Summary

Address: Broken Wharf House 2 Broken Wharf London, EC4
Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Proposal:

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr David Standish
Email:
Address: Flat 62, Sir Lyon House 8 High Timber Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I agree with all prior comments. Gardeners Lane is already heavily utilised. This will cause grid-lock and much greater noise from 24 hour resident access and increased deliveries. Delivery noise, as highlighted in other submissions, is already a real cause of concern in the mornings; from 6:30 onwards. This distrupts rest and sleep. Evening noise and congestion will exasperate matters. I agree Uber and taxi congestion simply cannot be accommodated in the area. The development had too many units for the environment and The apart-hotel format will exasperate current problems to breaking point. The application should be rejected.

From: PLN - Comments
Sent: 08 August 2017 12:07
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 12:07 PM on 08 Aug 2017 from Mr Shirish Patel.

Application Summary

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Shirish Patel

Email:

Address: Flat 63, Sir John Lyon House 8, High Timber Street
London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: As many residents of Sir John Lyon House have already expressed, we too agree with their sentiments of noise, increased flow of traffic due to 'apart-hotel' temporary residents. Gardeners Lane and the car parking associated with Globe View is my biggest concern, this is restricted considerably already in the early mornings when delivery lorries make deliveries. This will only get worse with the new hotel.

Additionally, we live on the 6th floor, we are already experiencing considerable noise from the work currently underway. Having not seen the plans for the 6th floor alterations on Broken Wharf House, my wife and I are concerned if our flat will be affected from a light and future noise perspective, as our flat shares the wall on

the sixth floor of Broken Wharf House. I would be very keen to see details of the proposed alterations.

From: PLN - Comments
Sent: 08 August 2017 12:59
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 12:58 PM on 08 Aug 2017 from Mr Stephen Auckland.

Application Summary

Address: Broken Wharf House 2 Broken Wharf London, EC4
Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing

Proposal: building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Case Officer: Gemma Delves
[Click for further information](#)

Customer Details

Name: Mr Stephen Auckland
Email:
Address: Flat 24 Sir John Lyon House London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Traffic or Highways
Comments: Blocking Gardeners Lane with traffic....should be no access here.

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Ms Claire Durkin

Address: Flat 5 Sir John Lyon House 8 High Timber Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The change of use would be wholly detrimental to the residential area. As residents of apartments in the City of London we require a quiet living environment and safe space. This proposal would bring permanent disruption to the area, would cause noise pollution and traffic chaos, and would undermine the viability of the residential blocks that are well established. Gardners Lane already suffers congestion through service traffic and there is no capacity for further commercial traffic. Any increase has major health and safety implications as well as environmental detriment.

The scheme does not represent sustainable development within the meaning set out in the National Planning Policy Framework. Nor can it be justified on grounds of need. It would be high-density and permanently noisy, busy and disruptive.

The Thames embankments have been enhanced significantly in recent years through environmentally sympathetic developments of significant aesthetic value, and good quality apartments offering for permanent residency. This absurd proposal has none of these attributes and would detract to destruction the improvements made in recent years to the immediate embankment area.

The scheme's focus is short-term quick profit, not long term sympathetic development. It shows no

awareness of local needs and aspirations, and destroys the living environment for residents already here. It should not be approved.

From: Broughton, Helen
Sent: 11 August 2017 11:42
To: Delves, Gemma
Subject: FW: Comments for Planning Application 17/00712/FULL

From: PLN - Comments
Sent: 09 August 2017 12:29
To: PLN - Comments
Subject: Comments for Planning Application 17/00712/FULL

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

Comments were submitted at 12:28 PM on 09 Aug 2017 from Mr G Jack.

Application Summary

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6 sq m) and extension at sixth floor to extend roof level accommodation (60 sq m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr G Jack
Email:
Address: Flat 26 Sir John Lyon House 8 High Timber Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: I agree with all of the comments already raised. I have significant concerns about the noise (both during building and after), the lack of suitable local infrastructure, and a considerable change to the community on High Timber Street and Broken Wharf. I strongly object to the proposed planning permission changes.

My understanding is that previous planning permission was given to change the building into a number of

residential properties. This is in keeping with the area currently being a mix of offices, residences and a few restaurants.

Planning permission has already been given, with work already started, to build a luxury hotel at the other end of Upper Thames Street. This has already led to increased noise when work has been carried out as well as road closures. This local infrastructure (Upper Thames Street) will not be able to cope with two hotels for all the reasons already given.

There are already issues regarding rubbish from Globe View being left on Gardners Lane as well as the use of a compactor. This is already an issue which creates noise and hygiene issues.

Without seeing the plans we can not judge the impact on the visual amenity of the building. There is not adequate parking, loading and turning facilities. This increased traffic will lead to issues around highway safety on Upper Thames Street and with the access routes to Upper Thames Street. The extra traffic generation will also increase noise, as will the staff and tourists. This increased disturbance will negatively impact all the surrounding residential buildings.

I am not able to comment on the design, appearance and materials used as I could not see the plans on this site.

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Mrs Nicola Mallard

Address: Apartment 48 Globe View 10 High Timber St London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Like many residents of this area of the City I am concerned about the addition of further commercial businesses which will significantly increase traffic (taxis etc) and noise (hotel guests) in the area. The access road of high timber is narrow and largely one way with vehicles already using Gardeners lane to park up or turn around. An aparthotel will add significant extra traffic (the plans are for 113 rooms which is a significant number relative to the apartments in this area) and at unsociable hours. There are three residential developments here - Globe View, Sir John Lyon House and Norfolk House and all would be impacted. The residents of these buildings are typically people working in the city which involves long hours so having disruption during the evening would be very unwelcome. These comments apply obviously post the building phase which itself would bring significant challenges in the provision of materials and equipment. It is not acceptable to have access to our car park blocked by delivery vehicles which happens too regularly now.

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Mrs Zoya Ponomareva

Address: 60 Sir John Lyon House 8 High Timber Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I also would like to share my concerns regarding the Broken Wharf development into an apart-hotel:

All staff and the deliveries would go through the Gardeners Lane that is too narrow and is in a very poor condition to deal with this amount of traffic. I am certain the staff would leave their cars in the SJLH driveway and block the road. Most of the bedroom windows face that side, so any noise would cause the residents of SJLH lots of troubles. I know the marketing team said that no cars would come before a certain hour, but as my experience shows it never works this way. So I strongly believe that Gardeners Lane access shouldn't be allowed for regular deliveries and staff access.

At the apart-hotel you plan to have 2-3 apartments on the roof of the Broken Wharf. Our flat is also located on the roof of SJLH where we have our private terrace connected with the living room and kitchen. The only thing that physically separates us from the potential flats on top of the Broken Wharf is: a small wall and a short glass fence at the end of it. With the constant change of guests from the apart-hotel, we believe it would be a huge security risk (as anyone could easily climb over to our side), the loss of our privacy and potential problems with noise, rubbish and cigarettes that people from Broken Wharf might "throw away" into our terrace. Any efforts to close the "gap" at the end of the wall or make it higher will completely block our view and the view of other flat

owners that of course none of us will allow.

It would be great to refurbish (preferably from the outside as well) and make some use of the Broken Wharf, but the new development should bring value to the existing area and its neighbours. A suggested apart-hotel with its café and meeting rooms wouldn't benefit the residents in this area. What could make a difference for the residents here is probably for the new development to have a small supermarket that all of us can use.

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Mr Stephen McDonald

Address: Flat 13, Sir John Lyon House 8 High Timber Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I have read & concur in the comments of my neighbours in respect of the proposed development of 113 units at Broken Wharf. I object to the proposal in its entirety.

The new building will increase traffic congestion around Gardner's Lane due to increased traffic for laundry, rubbish, food & ancillary deliveries. Additionally, because they are primarily serviced short-term lets, the intensity of deliveries will be higher. The increased vehicular traffic may increase the risk of injury to pedestrians & other road users. Scheduling the increased traffic will lead to more deliveries at irregular times causing noise & inconvenience to residents. The movement of people around the building (with ostensible reasons for loitering) will pose a risk to the security of residents & passing tourists.

The 113 unit proposal is totally out of character with current accommodation & hotel developments in the area. It will increase congestion, noise, a decrease in personal security & the deterioration in the amenity of the area.

I hesitate to say this as a guest in Britain but the proposed development (113 units crammed over seven floors) is really something I would expect to see in a 3rd world environment, not in a prime residential area on the banks of an iconic river in London that rightly considers itself a world capital. The developers have suggested high-end business personnel would use Broken Wharf as a short-term let during professional assignments. Given unit sizes from around 20 square metres, I really don't think so!

My first degree was as a psychologist & I recall the banks of cages at University in which

experimental rats were accommodated. The proposed complement of 113 units reminds me of those rats' nests that today would not be deemed suitable arrangements for rodents. There is no aspect of this new proposal that recommends itself nor that represents a positive contribution to the amenity of the community.

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Mr Michael Richard Housden

Address: 8 Southside Common London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I am a Director and Chairman of Globe View Freehold Ltd and a Director of Globe View Management Ltd.

In this capacity I have submitted an objection by post as my objection exceeds your 2000 words limit. It has been posted with a certificate of posting today Friday 18th August 2017.

I understand that this will be scanned and placed on the portal on receipt.

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Mr Michael Richard Housden

Address: Globe View Freehold Limited Globe View London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I refer to my letter of objection contained in the Documents section on behalf of Globe View Freehold Ltd of which I am a director.

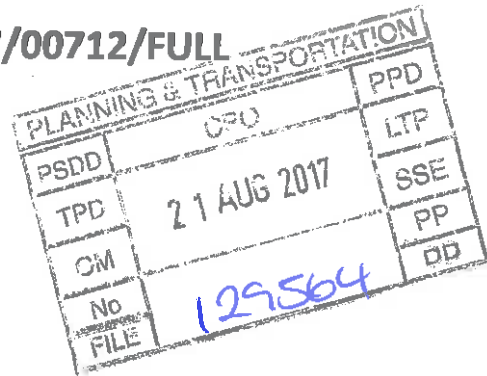
I now understand that the developers SACO have looked at their agreement between Sir John Lyon House and Broken Wharf House.

The agreement allows Broken Wharf House only access through the Sir John Lyon House land but is silent regarding any rights in respect of stopping on that land , parking on that land or unloading on that land.

In consequence unless the residents of Sir John Lyon House grants such rights access for servicing from the Sir John Lyon House land is inoperable.

This means that Sir John Lyon House can prevent servicing of Broken Wharf House from its freehold land.

Unless an alternative servicing location is identified by SACO this planning application cannot in practical terms proceed.

GLOBE VIEW FREEHOLD LTD**200 Globe View, 10 High Timber Street, London, EC4V 3PS****Planning application reference No.:- 17/00712/FULL****OBJECTION****18th August 2017**

Department of the Built Environment
 City of London
 PO Box 270
 Guildhall
 London
 EC2P 2EJ

Dear Sir/Madam,

Re:- Consultation Broken Wharf House, 2 Broken Wharf, London EC4**Planning Application 17/00712/full –Validated 26 July 2017**

Globe View Freehold Ltd and it's managing agent St. James's Property Management Ltd are currently in discussions with SACO regarding the proposed "change of use" planning application for Broken Wharf House.

Given that representations in respect of the above planning application are required to be made by 28th August 2017 and these discussions are ongoing, Globe View Freehold Ltd wishes to lodge an objection to this proposal which could be reconsidered if the applicants SACO were to identify alternative

arrangements to accommodate the greatly increased traffic we consider will be required to service this “change of use”.

This aspect is glossed over throughout the various documents placed in support of this “change of use” planning application and in certain areas is miss-stated based on our real-time experience of managing Gardner’s Lane.

Background pertinent to the application for “change of use”

It is currently intended that the traffic required to service this “change of use” will utilise Gardner’s Lane as is the current situation for the existing office of Broken Wharf House.

The rights over Gardner’s Lane are contained in a deed dated 10 January 1997 between Hammerson UK Properties Plc (a freeholder) and Coal Pension Properties Ltd (a freeholder) and Tea Trade Properties Ltd (a leaseholder).

The rights and obligations of the freehold entities subject to this deed have been transferred to their successors in title Globe View Freehold Ltd and Sir John Lyon House and in consequence Gardner’s Lane is currently owned jointly by Globe View Freehold Ltd and Sir John Lyon House.

Under this deed Broken Wharf House acquired limited rights to traverse Gardner’s lane when Broken Wharf House became a separate freehold from Sir John Lyon House.

Basis of Objection

The deed referred to above provides Broken Wharf House with the right to traverse Gardner’s Lane subject to the condition that it shall not permit any vehicle belonging to them or any persons calling on them expressly or by implication to stand on Gardner’s Lane or cause obstruction to Gardner’s Lane.

In consequence any use of Gardner's Lane by Broken Wharf House would require them to stand only in the Freehold Land which comprises part of the Sir John Lyon House Freehold. This land is the existing entrance to the Sir John Lyon House car park, an individual garage and residential entrance.

This land is extremely limited in size and only has standing space for one vehicle positioned where the white van is shown in the photograph shown in appendix A to the Traffic & Transport Pre-application note. There is no additional ability for any other vehicle to stand.

This is an existing source of difficulty which we believe will be greatly exacerbated by the proposed "change of use" of Broken Wharf House

In addition it is believed that whilst Broken Wharf House have right to traverse this small area owned by Sir John Lyon House as it originally provided motor access to Broken Wharf House itself, Broken Wharf House has no right to park or stand on this land unless expressly permitted to do so by Sir John Lyon House.

To deliver food, linen, remove rubbish and accommodate trade vehicles etc such vehicles will require to park or stand on this part of the Sir John Lyon Freehold.

As mentioned above this land is limited in its capacity to accommodate any stationery vehicles due to the fact that it facilitates access to Sir John Lyon House Car Park, a single garage, a single allocated residential parking space and a residents entrance to Sir John Lyon House.

The only possible standing area, should Sir John Lyon House grant such a right, is utilised by vehicles serving the relatively modest demands of Sir John Lyon House itself and the modest demands of the office of Broken Wharf House primarily relating to commercial (paper) rubbish removal .

The proposed "change of use" of Broken Wharf House would result in 113 serviced apartments and a restaurant capable of supplying a minimum of 113 guests and the passing public.

This will necessitate extensive daily garbage removal to avoid smells and vermin, extensive fresh food deliveries and extensive linen deliveries for both the restaurant and the apartments.

As a result of the fact that only small vans can utilise this limited capacity land to access the rear of Broken wharf House due to height restrictions the number of garbage collections will have to increase significantly.

We have also carefully examined the reports produced by SACO's transport consultants –Transport Dynamics .

These are at best very superficial in so much as they contain a large number of obvious factual statements and a large number of self serving statements Transport Dynamics know the planning authorities will like to hear but without any consideration of the practical implications as to how these statements will be achieved, given that in reality SACO have no control over third parties such as taxi drivers, hotel residents and contractors.

In this regard see in particular:-

- (I) Paragraph 4.4 of the Draft Delivery and Servicing Plan. This states that the service management controller ***"will ensure that parking does not occur in the service area."***

This is simply not possible as to load and unload vehicles will have to be stationary i.e. parked.

- (II) Paragraph 1.12 of the Draft Delivery and Service Plan. This states that ***"delivery vehicles will be requested to switch off their engines , close doors quietly and keep headlights and radios switched off."***

How in reality can delivery drivers be controlled?

- (III) Paragraph 5.7 of the Site Management Plan. This states that ***"Taxis will be discouraged from waiting and patrons encouraged to enter taxis quietly."***

How in reality will taxi drivers and patrons be controlled ?

- (IV) Paragraph 4.16 of the Transport Statement. This states that ***"Given the low number of deliveries it is proposed all movement can be undertaken at off peak periods only but also that private waste contractor collections can be timed to avoid City of London waste collections."***

Based on this it appears that deliveries could take place at unsocial hours in the heart of a residential building

- (V) Paragraph 4.6 of The Site Management Plan. This states that ***“staff will ensure guests disperse from the site promptly.”***

How in reality can this be regularly accomplished without alienating the clientel.

- (VI) Paragraph 5.63 of the Planning Statement produced by G L Hearn. This states that ***“The former office use of the building is considered to be a more intensive use.”***

This is a statement we totally disagree with from a building servicing perspective and factually wrong.

- (VII) Paragraph 6.3 of the Transport Statement. This states that ***“the minimal servicing requirements of the proposal can occur from the sites rear back of house area.”***

This statement totally ignores the fact that the back of house area is in fact the **FRONT OF HOUSE AREA** of the residential building Sir John Lyon House.

Many of these statements can be seen to be mere aspirations that the authors believe will appeal to the planning authorities but which have no basis in reality and will be quietly dropped should permission be granted.

This will result in negative consequences for Gardner’s Lane which as a private road is not subject to City of London traffic restrictions.

We believe that the developers have not considered these practical aspects in their plans and for this reason the application must be rejected unless alternative provisions is made for the servicing of the 113 apartments and restaurant and gymnasium.

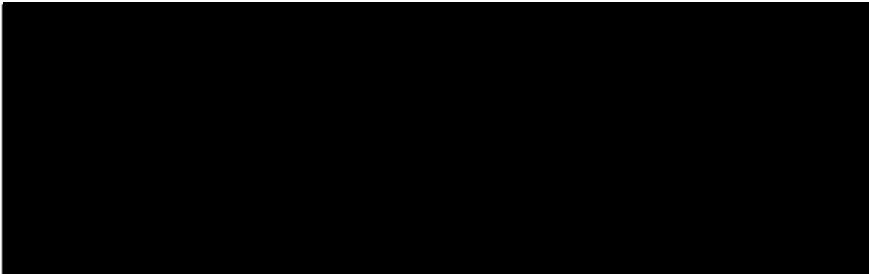
Summary

Gardner’s Lane and the small Freehold area of Sir John Lyon House simply cannot accommodate the additional traffic (service traffic, taxis and trade vehicles) that this change of use will impose on the area.

This fundamental aspect relevant to the “change of use” is totally glossed over in page 7 of the Design and Access statement.

We also have read the objections of the non consulted public (principally Sir John Lyon House residents and Globe View residents, who live daily with these issues) and endorse and acknowledge the accuracy of these based on our significant experience of managing Gardner's Lane in the current environment.

Please reject this inappropriate application for change of use.



(Director of Globe View Freehold Ltd & Director of Globe View Management Ltd)

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Mr David Prescott

Address: Flat 2B Sir John Lyon House 8 High Timber Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I object to this application on the grounds that the proposed scheme is far too high density for the site which would place an unsustainable burden on the local public realm. The current residential consent is far more in keeping with the immediate area.

As a ground floor resident facing high timber street the additional traffic in terms of vehicles and pedestrians visiting to the scheme would result in a significant increase in noise with much of this likely to come at unsociable hours.

Gardiners Lane already struggles to service the Sir John Lyon House building and the restaurant and the additional traffic that would be caused by the service vehicles for the proposed scheme would be material and excessive.

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Mr Mark Mulcahy

Address: 33 Sir John Lyon House High Timber Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I object to the proposed change of use of Broken Wharf House (2 Broken Wharf London, EC4) from residential to an apart-hotel, as set out on the City of London's website (Reference 17/00712/FULL).

First, service vehicles use Gardners Lane to access Broken Wharf House. Gardners Lane is very narrow and is already a busy road. I, amongst others, have nearly been hit by commercial vehicles on Gardners Lane. An apart-hotel will require considerably more service traffic than residential apartments. The increase in traffic will increase the risk of an accident.

Second, the right of way from Gardners Lane to Broken Wharf House passes through the Sir John Lyon House courtyard. Because vehicle use of this courtyard is currently limited there is no separation of roadway and footpath. Sir John Lyon House residents need to walk across the courtyard to access the waste and recycling bins. Increased traffic and no separation of roadway and footpath will increase the risk of an accident.

I am objecting because of the increased risk of a Sir John Lyon House resident or visitor being killed or injured by a vehicle. If a resident or visitor is killed or injured then the City of London will not be able to say that it hadn't been warned.

Yours sincerely,

Mark Mulcahy

Comments for Planning Application 17/00712/FULL

Application Summary

Application Number: 17/00712/FULL

Address: Broken Wharf House 2 Broken Wharf London, EC4

Proposal: Change of use from residential (Use Class C3) to create an apart-hotel (Use Class C1, 113 units) with ancillary gym, workspace and restaurant. Works to existing building to include conversion, extension to infill at ground floor to create new façade and entrance (40.6sq.m) and extension at sixth floor to extend roof level accommodation (60sq.m).

Case Officer: Gemma Delves

Customer Details

Name: Mr David Ball

Address: 136 Globe View 10 High Timber Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: In the 19 years we have lived in Globe View, Gardners Lane has at times been a problem for both noise and resident's access to the car park under Globe View due to delivery and contractor's vehicles blocking Gardners Lane; sometimes the issue has been acute and I have even missed appointments through inability to exit through Gardners Lane when obstreperous drivers profanely refused to move vehicles. The issue has only been manageable because of the sterling efforts of the Management of JLH/Globe View by SJP but they will not be able to act thus for this proposal.

An exacerbating issue is the limited unloading space available for vehicles. We already suffer nuisance when more than one vehicle requires access and a second simply parks in Gardners Lane or parks so as to project from the JLH unloading area into Gardners Lane.

The application for a change of use to an apart-hotel and the servicing of 113 apartments with a restaurant using Gardners Lane is infeasible as proposed without creating new and huge noise and access problems for residents of Globe View and John Lyon House.

The report of Transport Dynamics clearly recognises the noise and amenity issues as potentially pernicious but their proposals for delivery vehicles are unrealistic and those for guests arriving and leaving at all times will not work because of the nature of the residency where individuals would have to ensure compliance by their guests.

We have issues now despite that the servicing requirements of JLH and Globe View are relatively modest compared to what might be estimated for this Development. This servicing proposal is unreasonable/unworkable without significant amenity deterioration.

The application should only be considered if servicing does NOT use Gardners Lane.

Finally, I would vehemently object any new obstruction though increase in building height in the view that we currently enjoy from the 6th Floor of Globe View down the Thames.

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	22 AUG 2017	LTP
CM		SSE
No	129569	PP
FILE		DD

Steve Pearson,
12 Sir John Lyon House,
8 High Timber Street,
London EC4V 3PA
18/08/2017

Gemma Delves,
Planning Department,
City of London Corporation,
Guildhall,
London EC2P 2EJ

Your Reference: 17/00712/FULL

Dear Gemma,

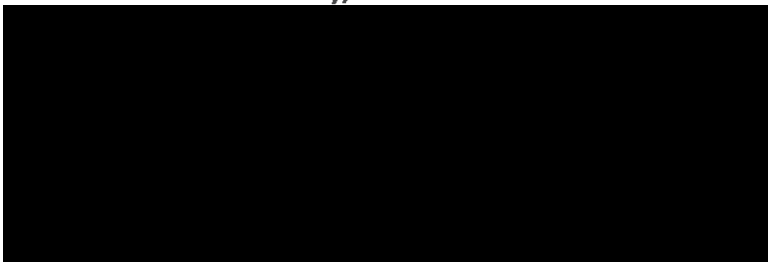
Re: Broken Wharf House, 2 Broken Wharf Lane, London EC4V 3DT

Objection to planning application

Please see attached objection to the planning application, specifically concerning the future plans for servicing the building.

I hope the material is self-explanatory but if you have any questions please feel free to come back to me.

Yours sincerely,



Director, Sir John Lyon House Management Limited



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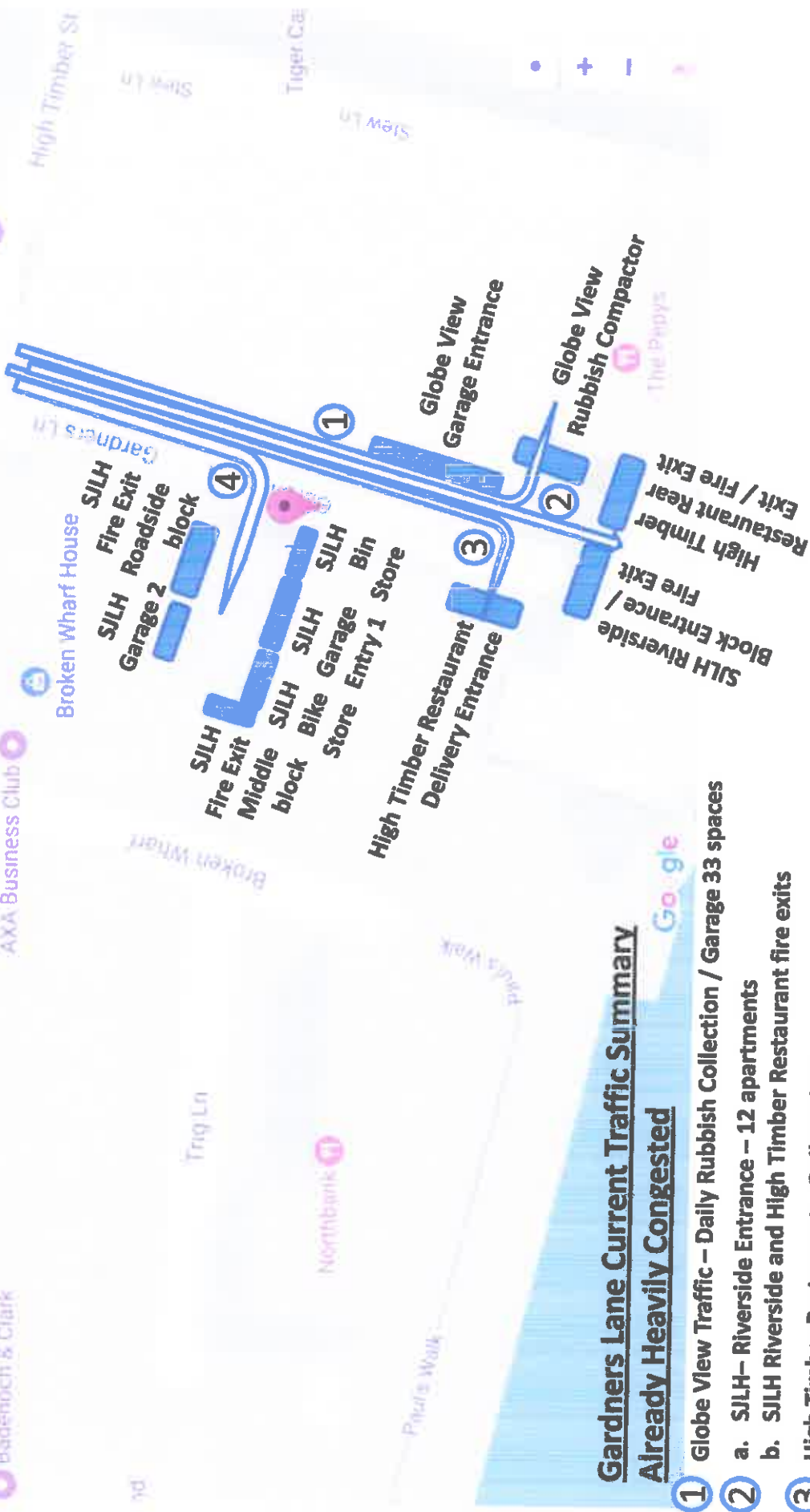
Objection to Planning Request

Broken Wharf House, 2 Broken Wharf, London EC4V 3DT

Reference: 17/00712/FULL

Please see diagrams below

1. Explanation of the current loading on Gardners Lane
2. Request that Broken Wharf servicing be changed to High Timber Street / Broken Wharf

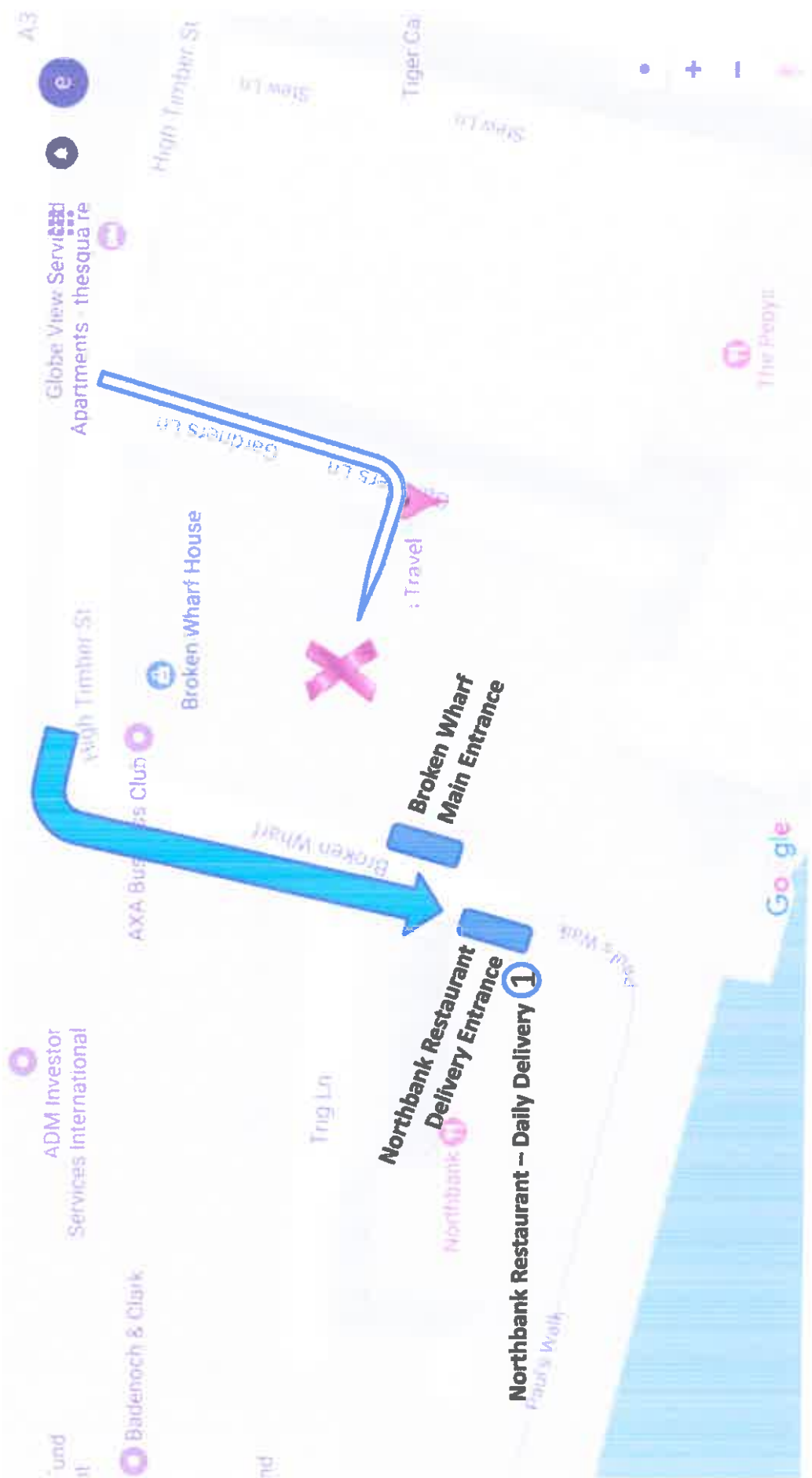


Gardners Lane Current Traffic Summary Already Heavily Congested

- 1 Globe View Traffic – Daily Rubbish Collection / Garage 33 spaces
- 2 a. SJLH– Riverside Entrance – 12 apartments
b. SJLH Riverside and High Timber Restaurant fire exits
- 3 High Timber Restaurant – Daily Delivery
- 4 a. SJLH Garage 10 spaces Bike Store 12 spaces
b. Bin store foot access route for 45 apartments Middle & Roadside blocks
c. SJLH fire exits for 45 apartments Middle & Roadside blocks

Note – Route 4 used by Broken Wharf when office building – 2 daily deliveries of approx. 10 minutes each (7am & midday)

- Notwithstanding the submitted draft service plan it is clear that servicing an apart-hotel of 113 units will be an order of magnitude bigger than the 2 x 10 minute deliveries that were required when Broken Wharf was an office building. It is not just the number of regular deliveries that would be a concern, it would be the average length of these deliveries and the large number of ad-hoc deliveries that will clearly also occur
- This will completely overload / block Gardners Lane and cause risk of fire exit obstruction / pedestrian access risk in the SJLH courtyard between roadside and middle blocks
- We are asking that plans be changed so that Broken Wharf be serviced via High Timber St / Broken Wharf as per Northbank restaurant



Dear Sirs,

Re: Broken Wharf House (ref: 17/00712/FULL)



I write in response to GL Hearn's letter dated 15th August giving information about a current application for Broken Wharf House, 2 Broken Wharf, EC4V 3DT.

I live in flat 4, adjacent to Broken Wharf House. My living room has 2 windows approximately 6.0m from this proposed 'aparthotel' with bedroom windows looking directly into my flat. Whilst I generally support bringing the building back into use, I am concerned about increase in noise (especially in the evenings and early mornings) and loss of amenity with the hotel guests overlooking my property.

The submission shows proposed plans only and there are no survey or site plans available to illustrate the proximity to adjacent residential units. Scaled plans showing context and adjacent buildings would highlight my concerns and such drawings should be a requirement of a valid planning approval for change of use.

The following measures would be appropriate to mitigate my concerns:

1.0 Ground Floor Proposed

1.1 New glazed entrance doors and screen gives direct access to St. Pauls Path from a dining/lounge area. Any external chairs/tables should have restrictions on late evening use as was agreed with the previous occupier. New shopfronts are shown in plan but there does not appear to be a proposed elevation. The prominent location within a conservation area deserves high quality shop fronts. All glazing should be fully acoustically sealed. High quality materials such as door stops and door closers to avoid door slamming should be specified.

1.2 For the reception, new entrance screen should be acoustically sealed with lobbied doors to prevent noise transmission. Alternatively, the proposed entrance should be relocated to the first building bay, where the existing entrance is located, to move the potential source of noise away from Norfolk House residencies.

2.0 Upper Floors

2.1 A new glazed shopfront is shown at first floor level, to provide a 'new internal acoustic separating wall/windows' to room no's 105, 106 and 107. This proposed new wall could extend full height of the building, to offer the same acoustic separation on all floors. If it is deemed necessary at first floor level then it is also required directly above, given the same proximity to Norfolk House. As noted above I am concerned about loss of privacy with hotel bedrooms looking directly into my living room from a distance of 6.0m. At the very least fixed external louvres could offer hotel guests a view of the river and block off direct views into adjacent property.

3.0 Roof Areas

3.1 It is noted that GL Hearn state in the covering letter, that no access will be included to the roof terrace yet 3 rooms (601, 602 and 603) have new entrance screens directly onto areas mentioned 'terrace', at roof level. I cannot see how no roof access can be realistic. The careful design of proposed privacy screens is therefore essential to mitigate against loss of privacy as direct views into no. 1, 4, 7 and 10 Norfolk House. These are not clearly shown on the application.

4.0 Plant

4.1 The change of use from office to and 'aparthotel' will undoubtedly add a considerable amount of mechanical and electrical plant, yet this is not clearly shown in the application.

4.2 The roof plan suggests that existing air handling plant is to be re-used. My understanding is that ventilation and air handling requirements will be considerably more and if the existing plant is to be re-used it is likely to be supplemented by additional equipment. To ensure that no additional noise is produced, an acoustic survey is required to record existing NR levels which can then be fully monitored at completion of the works. Any approval should insist on these existing levels not being exceeded with survey data to demonstrate any new M&E equipment is compliant.

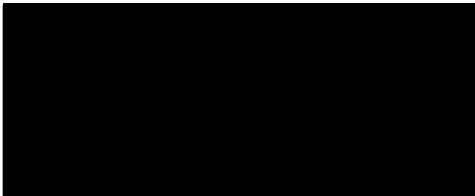
There have already been recent complaints from Norfolk House residents about noise levels from temporary generators.

4.3 Kitchen Extraction – The previous occupier served cold food only and did not have a full kitchen. If the proposed dining accommodation is to have a full kitchen then its kitchen extraction on these location need to be fully identified. This will need proper attention to avoid noise and kitchen smells causing further loss of amenity to neighbours.

4.3 Boiler Flue – The proposed change of use to hotel will considerably increase hot water demand. The location and discharge details of any new boiler flue should be agreed to ensure it will not impact local residential use.

Please treat this letter as formal objection to the proposed change of use until further information and evidence can be provided to demonstrate the above noted mitigation proposals and design changes are implemented.

Yours sincerely



Roger Hawkins



From: [COL - Contact Centre](#)
To: [Pln - CC - Development Dc](#)
Subject: FW: PLN FW: Broken Wharf House (ref: 17/00712/FULL) COL:05099357
Date: 31 August 2017 12:52:11

From: Roger Hawkins [REDACTED]
Sent: 30 August 2017 17:46
To: PRO Queue
Cc: [REDACTED]
Subject: Broken Wharf House (ref: 17/00712/FULL)

Dear Sirs,

Re: Broken Wharf House (ref: 17/00712/FULL)

I write in response to GL Hearn's letter dated 15th August giving information about a current application for Broken Wharf House, 2 Broken Wharf, EC4V 3DT.

I live in flat 4, Norfolk House, adjacent to Broken Wharf House. My living room has 2 windows approximately 6.0m from this proposed 'aparthotel' with bedroom windows looking directly into my flat. Whilst I generally support bringing the building back into use, I am concerned about increase in noise (especially in the evenings and early mornings) and loss of amenity with the hotel guests overlooking my property.

The submission shows proposed plans only and there are no survey or site plans available to illustrate the proximity to adjacent residential units. Scaled plans showing context and adjacent buildings would highlight my concerns and such drawings should be a requirement of a valid planning approval for change of use.

The following measures would be appropriate to mitigate my concerns:

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4.3 Kitchen Extraction – The previous occupier served cold food only and did not have a full kitchen. If the proposed dining accommodation is to have a full kitchen then it's kitchen extraction and location need to be fully identified. This will need proper attention to avoid noise and kitchen smells causing further loss of amenity to neighbours.

4.3 Boiler Flue – The proposed change of use to hotel will considerably increase hot water demand. The location and discharge details of any new boiler flue should be agreed to ensure it will not impact local residential use.

Please treat this letter as formal objection to the proposed change of use until further information and evidence can be provided to demonstrate the above noted mitigation proposals and design changes are implemented.

Yours sincerely

997_N276_high



Roger Hawkins

Roger Hawkins
Partner

[Redacted signature block]

PA - Emily Skelton

[Redacted signature block]

Logo



159 St John Street
London EC1V 4QJ

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www.hawkinsbrown.com

AJ100 Practice of the Year 2016 & 2017

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Hassall, Pam

From: Delves, Gemma
Sent: 28 November 2017 10:34
To: DBE - PLN Support
Subject: FW: Development to area !

Hi

Please can this be acknowledged, scanned and printed. It's for application 17/00712/FULL.

Thanks

Gemma

From: Gerard Forlin [REDACTED]
Sent: 28 November 2017 01:16
To: Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk>
Cc: gerard@gerardforlin.com
Subject: Development to area !

Dear Gemma,

I had hoped to be more detailed but my work load has defeated that inspiration.

In essence my submissions are Inter Alia:

We don't need any more hotels - one is being built right beside us now plus there is another one at St. Paul's etc etc etc

Why are all our office blocks being turned into hotels ?

What message is this sending out to the world?

What about all the traffic issues? Noise pollution etc

This is already a very narrow tiny road - more taxis / food / laundry et al will be intolerable.

Re fire - there was already a major fire at globe view a few years ago - how can appliances get down to the hydrant ?

What would be the situation if Gardiners lane became blocked?

This is a major risk !

What about issues of rubbish collection? Noise?

There is already issues of vermin in the area - this will make it worse!

In essence this is not a hotel area - people live here.

This will create many social and other issues that will be intolerable and I officially object.

Thank you

Gerard

Gerard Forlin QC

Cornerstone Barristers

[REDACTED]

Practice Manager: Elliot Langdorf

London • Birmingham • Cardiff • DX: LDE 316 Chancery Lane

Gerard Forlin QC serves as Vice Chair of the Health and Safety Lawyers Association

Hassall, Pam

From: Delves, Gemma
Sent: 28 November 2017 10:34
To: DBE - PLN Support
Subject: FW: Development to area I

Hi

Please can this be acknowledged, scanned and printed. It's for application 17/00712/FULL.

Thanks

Gemma

From: Gerard Forlin [REDACTED]
Sent: 28 November 2017 01:22
To: Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk>
Cc: gerard@gerardforlin.com
Subject: Re: Development to area I

Ps the cobbled stones in Gardiners Lane will make access very difficult.

Gerard Forlin QC
Cornerstone Barristers

[REDACTED]

Practice Manager: Elliot Langdorf

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*Gerard Forlin QC is also the General Editor of **Corporate Liability: Work Related Deaths and Criminal Prosecutions (Third Edition)**.*

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On 28 Nov 2017, at 1:16 am, Gerard Forlin <gerardf@cornerstonebarristers.com> wrote:

Dear Gemma,

Hassall, Pam

From: Delves, Gemma
Sent: 28 November 2017 10:35
To: DBE - PLN Support
Subject: FW: Development to area !

Hi

Please can this be acknowledged, scanned and printed. It's for application 17/00712/FULL.

Thanks

Gemma

From: Gerard Forlin [REDACTED]
Sent: 28 November 2017 09:37
To: Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk>
Cc: gerard@gerardforlin.com
Subject: RE: Development to area !

Pps – The fire appliances may not be able to get down High Timber Street and the fire boats now cannot be used from the river any more.

Gerard Forlin QC
Cornerstone Barristers

[REDACTED]
London • Birmingham • Cardiff • DX: LDE 316 Chancery Lane

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From: Gerard Forlin [REDACTED]
Sent: 28 November 2017 01:22
To: Gemma.Delves@cityoflondon.gov.uk
Cc: [REDACTED]
Subject: Re: Development to area !

Ps the cobbled stones in Gardiners Lane will make access very difficult.

Gerard Forlin QC
Cornerstone Barristers

Broughton, Helen

From: PLN - Comments
Subject: FW: Planning application - Planning application for Broken Wharf House, 2 broken Wharf, London EC4. Ref no 17/00712/FULL

From: Robin Allen
Sent: 28 November 2017 15:23
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Cc: Gay Moon
Subject: FW: Planning application - Planning application for Broken Wharf House, 2 broken Wharf, London EC4. Ref no 17/00712/FULL

Dear Sir/Madam

Re: Planning application for Broken Wharf House, 2 broken Wharf, London EC4. Ref no 17/00712/FULL

We write in relation to all the current planning application(s) in relation to the above address. We are the owners of Flat 112, Globe View, 10, High Timber Street, London EC4V 3PS.

We are opposed to this planning application being granted for the following reasons–

1. Firstly we consider that the conversion of this office block into an apart hotel will give rise to a number of significant traffic issues in a very limited and congested space. The proposed hotel is at the end of a cul-de-sac; the back entrance to the proposed hotel is down a very narrow lane.
2. We are particularly concerned about the Gardiners Lane access because this is already the access for the Globe View car park and waste disposal. It is a narrow cobbled street not suitable for significant increased access for the extra services this proposed development would involve.
3. We also note that the design and access statement shows the Gardiners Lane entrance attached to the disabled access statement. If it is suggested that there should be disabled access through Gardiners Lane we would want to say that such a cobbled street is certainly not suitable for wheelchairs and disabled access should not be achieved via a service entrance. We would encourage those responsible for considering this planning decision to make a site visit to see just how unsuitable the Gardiners Lane entrance would be for disabled visitors.
4. Refuse – if more refuse sites are established adjacent to Gardiners Lane this will exacerbate the risk of vermin in the area and other environmental hazards.
5. Finally we consider that there is a real risk for fire safety in this area. While parts of the development could be reached by from the river the back of the building would be very difficult indeed for a fire engine to reach.

Please note our objections to this development.

Yours sincerely Robin Allen QC and Gay Moon

Robin Allen QC



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From: [Delves, Gemma](#)
To:
Subject: FW: Broken Wharf House - Updated Transport Statement
Date: 23 February 2018 09:56:11

From: Housden, Mike
Sent: 22 February 2018 15:35
To: Delves, Gemma

[REDACTED]

Subject: Fw: Broken Wharf House - Updated Transport Statement

Dear Gemma

I attach below Jo's reply to my earlier E mail

On the basis of Jo's email below(21 Feb 2018 3.29pm) and on the basis that the planning authority would make it a condition of any planning consent that may be granted by it pursuant to the planning application 17/00712/FULL that the use of Gardners Lane be restricted so that only refuse and recycling is to be removed from the rear of Broken Wharf House with all other deliveries and servicing taking place from High Timber Street and Broken Wharf, I can confirm that my objection to the development scheme is withdrawn

Kind regards

Mike Housden

From: Jo Sintern [REDACTED]
Sent: Wednesday, February 21, 2018 03:29 PM
To: Housden, Mike [Fin];
Subject: RE: Broken Wharf House - Updated Transport Statement

Hi Mike,

Sorry for the delay in coming back to you. I have pleasure in confirming that:

- 'Draft' has been removed from the title of the attached and this has been sent to the City of London for upload to the Planning Portal
- The copy highlighted below has also been changed to reflect your proposed wording below in yellow

I can confirm that the Planning Authority will also still condition any permission in relation to the Servicing Management Plan needing to *"include that only refuse and recycling is to be removed from the rear of Broken Wharf with all other deliveries and servicing taking place from High Timber Street and Broken Wharf"*.

I do hope that this answers all of your remaining queries and that this will mean you feel sufficiently comfortable to withdraw your objection; I look forward to hearing from you.

Many thanks and kind regards

Jo