



Photo 1: Elevated Podium has views over riverside wall, not possible at ground level



Photo 2: Podium supports a mature tree, the only one in this vicinity, and plantings all along the Podium edge provide screening



Photo 3: Podium wraps around building to entrance of Norfolk House, providing a buffer to the Roadway, security for ground floor flat windows, plantings and screening for adjacent flats.

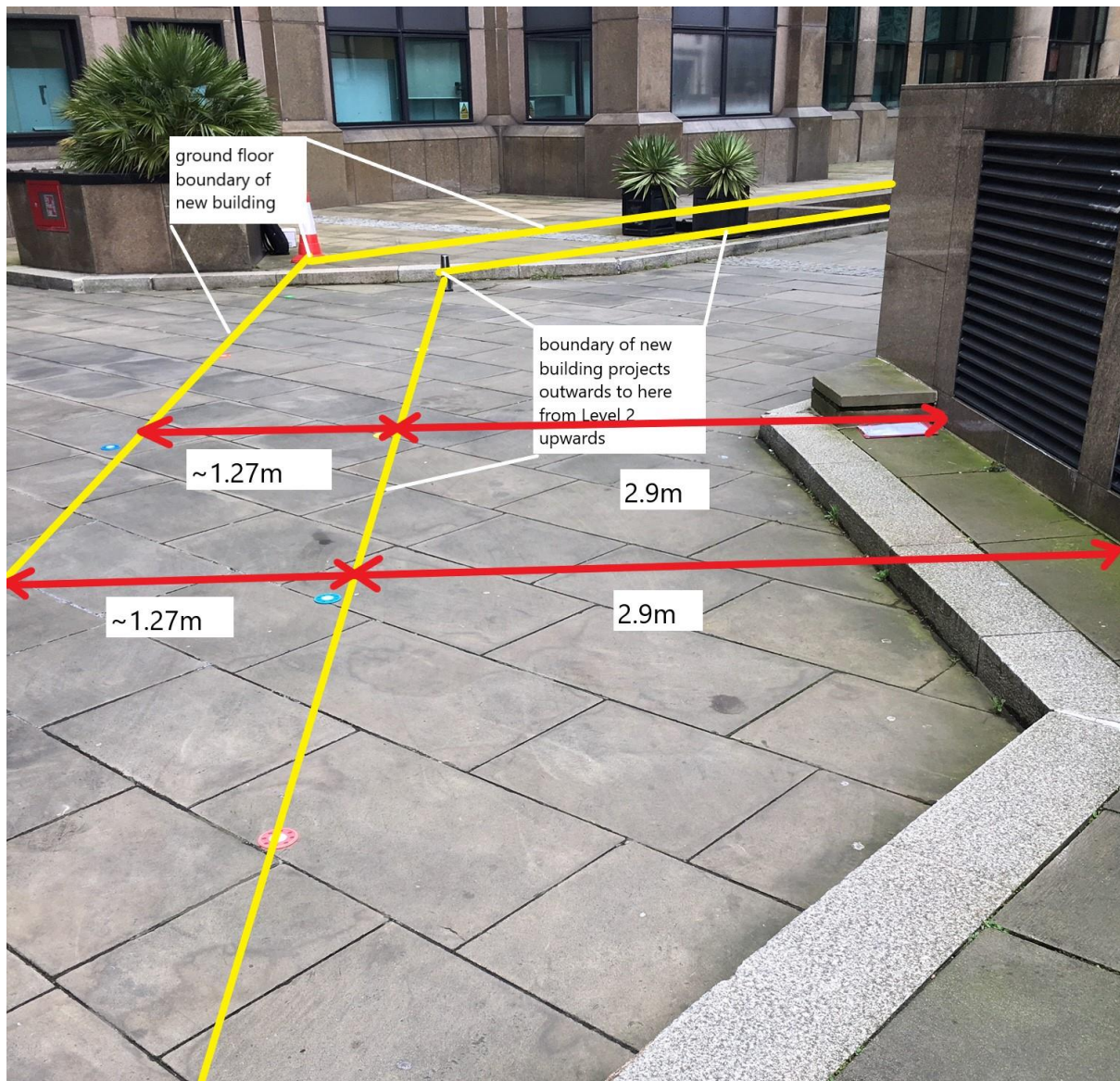


Photo 4: Yellow lines show new MBH building boundary; these are too close to the Podium on right and make the vehicular turning area impossible to use, in breach of CoL Highways regulations



Image 6:

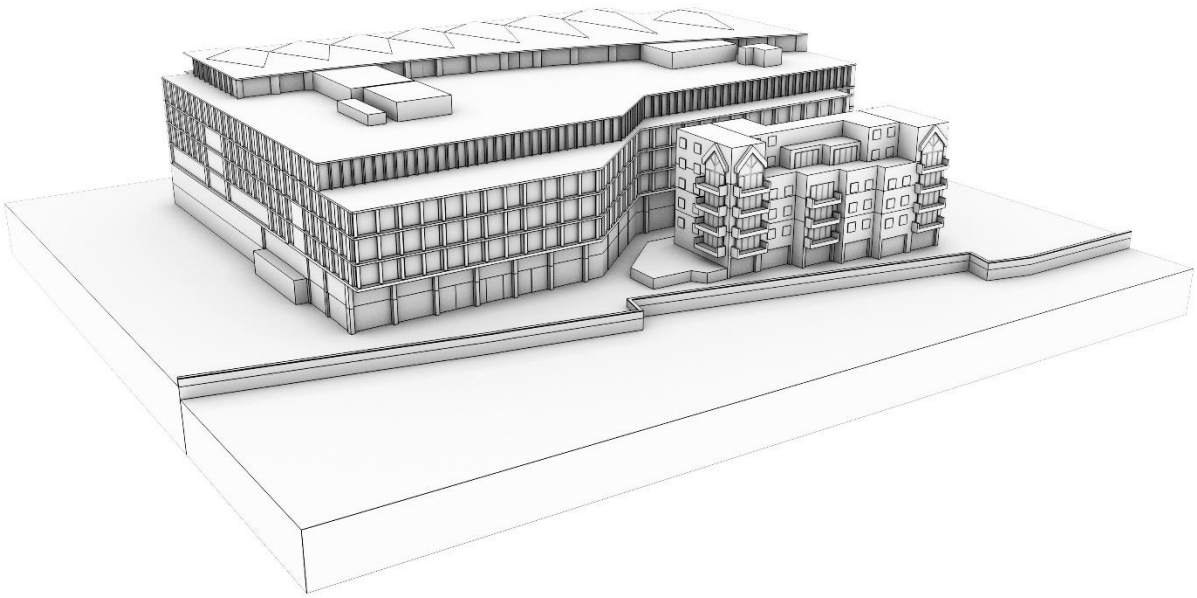


Image 7:

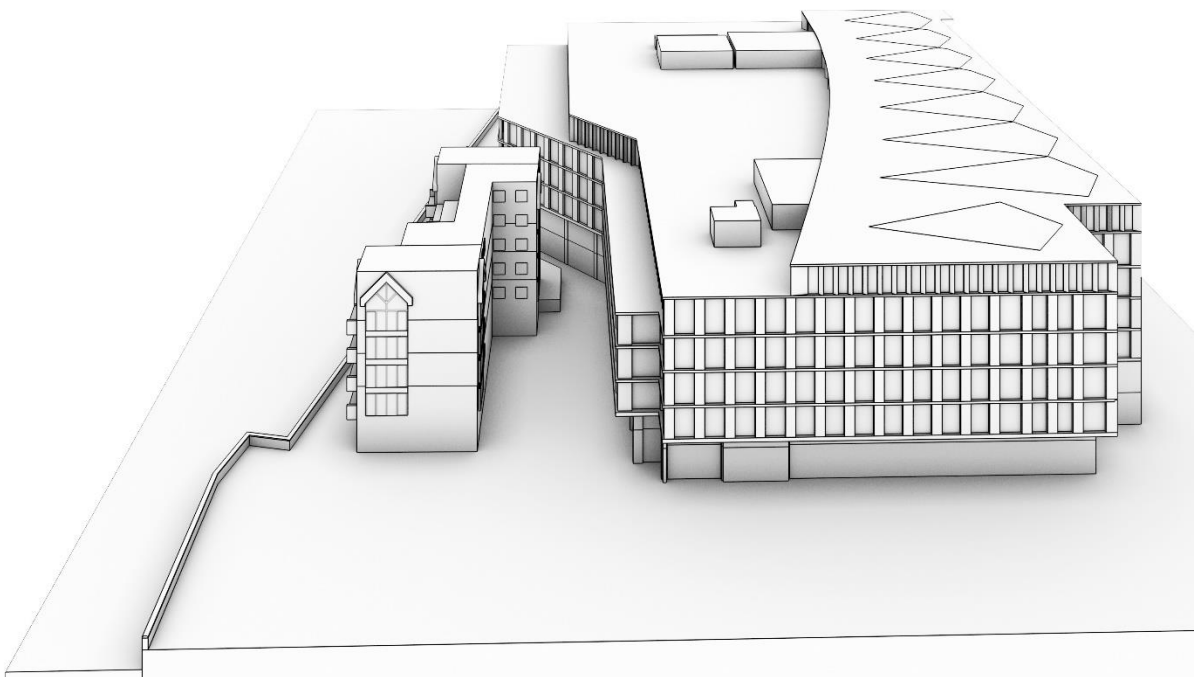
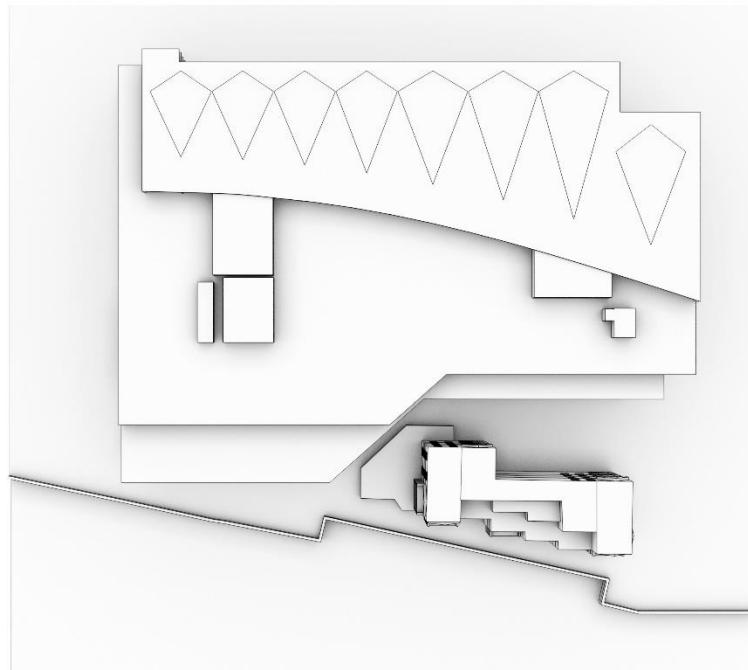


Image 8:



Summary

1. NHRL and residents of Norfolk House wish to retain elevated Podium;
2. Podium is integral part of Norfolk House;
3. Raised outside seating within Podium has attractive views over riverside wall, not possible from ground level;
4. Restaurant part of podium sets natural limits on crowd size, mitigating noise disturbance;
5. Podium runs beside Norfolk House main entrance and acts as buffer (2.7m) to cars on Roadway, increasing privacy for adjacent flats;
6. Podium offers some green space and screening including a large tree - Policy 7.21 on page 90 states "Trees should be protected";
7. Norfolk House owns the demise of the Podium, has clear unambiguous legal control over the Podium and will not give permission to lower the Podium; and
8. Planning permission to lower the Podium should be refused, for further reasons:
 - a. the Applicant must be made to address features of their development plan that clash with the existing elevated Podium, so as not to damage the public realm; and
 - b. the Applicant needs to address now, the fact it has not provided sufficient space between its new building and Norfolk House, for vehicles to turn and re-join Trig Lane in forward gear, as required by City of London Highways Standard Highway and Servicing Requirements for Developments, Section 12.4, for leaving and joining Trig Lane, a public highway. Lowering the Podium is not a first step towards a potential solution to this problem.

Attachments

Photos and Images 1 to 8 above.

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For NHRL and Norfolk House Residents

9 July 2020