

Background Papers

Representations

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Online 04 October 2015 Miss Chloe Nash
Online 25 May 2017 Mrs Giuliana Birri
Online 26 May 2017 Mr Iain Allison
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Online 29 May 2017 Mrs Nina Keay
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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

[REDACTED]

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

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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.

[REDACTED]

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further Information](#)

Customer Details

Name: Mrs Lisa May

Email:

Address: Rivendell Parkfield Sevenoaks

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

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



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

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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

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

[REDACTED]

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

[REDACTED]

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

[REDACTED]

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

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

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

Application Summary

Address: 35 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 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

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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 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: Mr Tony Ng
Email:
Address: Apartment no 3, 36-37 Fumival 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.

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 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: Dr Susan Scott
Email:
Address: Flat 5 35 Fumival 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

[REDACTED]

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

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

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

Application Summary

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

Customer Details

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

Comments Details

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



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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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



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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

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

Application Summary

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

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

- Noise
- Residential Amenity

Comments: I am the owner of Flat 4, 36-37 Furnival Street. I would like to object to the revised proposal for a single story extension to Flat 9. I appreciate that the owner of Flat 9 tried to mitigate some concerns by reducing the size and scale of the extension but the amended proposed construction would still severely reduce the amount of natural light into my flat. During the fall/winter months, the direct sunlight on my unit would go from 75% to 30% on the first floor, which already has limited sunlight due to the built-up nature of the surrounding courtyard. Light is important to the wellbeing of an individual as lack of light has been shown to affect the emotional well being 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.

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

[REDACTED]

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

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

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

Application Summary

Address: 35 Furnival Street London EC4A 1JQ

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Val-Daniel Geary

Email: [REDACTED]

Address: Flat 2, Aston House 36-37 Furnival Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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



[REDACTED]

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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



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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

[REDACTED]

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

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

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

Application Summary

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

Customer Details

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

Comments Details

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

[REDACTED]

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

Application Summary

Address: 35 Fournival 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 Fournival 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 Fournival 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 Fournival 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 Fournival 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](#)

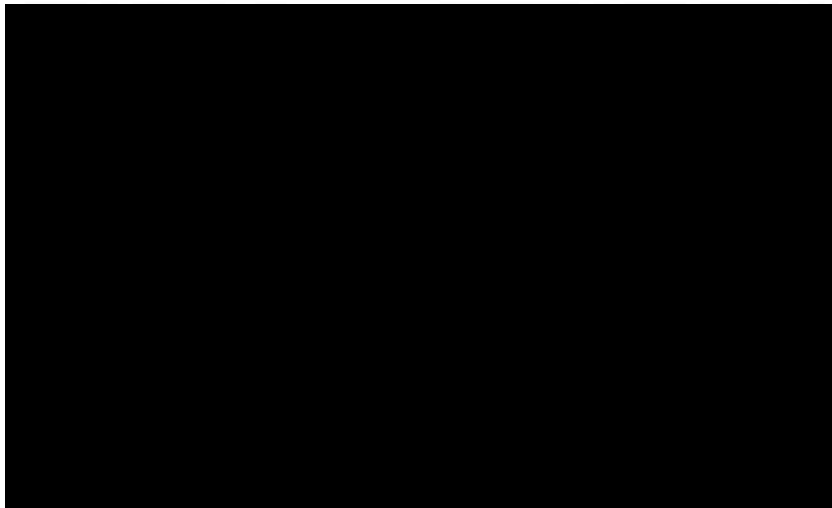
Customer Details

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 alertations are prohibited under the leaseholds.

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

Application Summary

Address: 35 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 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, Madam:

Our flat is located at 1 Aston House, 36-37 Furnival Street, with windows facing the light dwell only and therefore directly impacted by the proposed storey erection at 35 Furnival 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 Furnival Street London EC4A 1JQ
Proposal: Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading (Updated Daylight and Sunlight Report).|cr|

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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



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

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

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

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

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

Application Summary

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

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

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

Comments Details

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

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

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

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

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

Kind regards
Chloe