

From: [PLN - Comments](#)
To: [Linda Fallon](#)
Subject: RE: PLNComments
Date: 13 August 2021 13:29:00

From: Linda Fallon
Sent: 11 August 2021 09:39
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: PLNComments

THIS IS AN EXTERNAL EMAIL

Having lived at Petticoat Sq (Harrow Place) for 48 yrs, all the surrounding buildings were demolished & rebuilt but they were not permitted to be built any higher than the original buildings & the noise was horrendous during these works, so why now are they planning a 23+storey office block towering over the estate which will block our views & possibly the afternoon sun, & how many years of noise & disruption will this cause to residents, especially Harrow place side, I hope this is taken in to consideration....Regards
Linda Fallon.

From: [sandra mcbean](#)
To: [PLN - Comments](#)
Subject: Reference number 21/00622/FULEIA Case Officer: Liam Hart
Date: 13 August 2021 12:18:16

THIS IS AN EXTERNAL EMAIL

Location: 115 - 123 Houndsditch London EC3A 7BU

Dear Mr. Liam Hart,

I am concerned with the application for the construction of a new building at 115-123 Houndsditch. I have reviewed the plans online and have come to the conclusion that the repercussions of this project cannot be ignored as it poses not only a problem to the residents of the estate but also to the environment. I will outline the problems of the proposed construction, including examples and evidence.

This building will be another high-rise building that will lead to a greater decrease of natural light for numerous flats on the Middlesex Street Estate. A decrease in the natural light reaching flats in the Middlesex Street Estate will have consequences. This means residents will see their energy bills increase as they are forced to use more electricity to light their homes which will also have an environmental impact.

Moreover, the relationship between light and health is well documented. Natural light is very important and without proper exposure, many health problems can occur. Perhaps to counter my point, one could say well residents should go outside and receive more exposure to natural light. As more businesses have shifted to working from home even after the two lockdowns because of the pandemic, more people will have to spend a large portion of their day indoors. A solution such as going outside does not work for everyone and does not take into consideration those who may not be able to go outside, for long hours to receive long exposure to natural sunlight. Also, the temperamental UK weather makes it harder as well.

Adequate lighting is essential to ensure proper visual performance and safety. A systematic review (source: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7828303/>) found that natural lighting in homes is linked to improved sleep, mental and physical health. Even indirect sunlight exposure through glass has been found to have a natural disinfectant effect - weakening bacteria. (source: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6193304/>). There are countless academic papers I could cite as evidence for the need for adequate natural lighting. So, how many more high-rise buildings are we going to allow to be built before all the residents of Middlesex Street Estate find themselves having to constantly use artificial light? For it is indisputable that artificial lighting can never truly replace natural light from the sun.

The developers say they have 'taken on the challenge to deliver a Net Zero Carbon building'. With my knowledge of science, reading papers leads me to be skeptical of this. Let us suppose they do build a property that achieves high sustainability ratings. Many of these benchmarks only take into consideration the 'greenness' of a building once construction is complete and do not look at the future impacts when the building is in operation. Also on the topic of construction. A large project like this will require many materials, and even if the materials are sustainable, the transportation of the materials which require energy will negate some of the low carbon benefits. Overall, the principle of 'Net Zero Carbon' in this project is misleading because a lot of factors that are involved in the construction of a large project which leads to greater energy consumption, such as transportation, are omitted.

The proposals focus on this idea of 'sustainability' yet fail to mention the energy costs of demolition. The aesthetics of the existing build may not be the nicest but does this call for complete demolition? The existing build only dates to 40 years ago and is being called to be demolished. How many years will the proposed build last? Demolishing one build to build another is not sustainable, the shortening of the life span of buildings is not sustainable.

The proposal of retail amenities is perhaps attractive to residents. However, if you take into consideration the cost of rent in these units. I highly doubt many small businesses will be able to operate in these units. Nearby, in Spitalfields, many cherished and unique small businesses were forced to close due to the high rent costs. Those empty spaces have been filled by brands that we already see on High Street. Will the retail amenities in the new building truly complement Petticoat Lane Market if the units are filled by multi-million companies?

The height of the new build will disrupt city views. As you walk down Harrow place you are able to see the Gherkin, which has won many architectural awards. If the proposed project is completed, this view will be no more. In fact, what will become of London's skyline, if more and more of these projects for high-rise buildings are accepted?

In conclusion, there are many issues with this project proposal. I oppose a project which will negatively impact the lives of the residents to move forward. I can agree with the sentiments of wanting to create a greener space but I cannot agree with the construction of another high-rise, glass office building. The City of London already has a surplus of empty office spaces; there is no need for more. This project is a waste of resources and if one truly wanted to improve the area they would look for a different approach.

Yours faithfully,

Ms. Sandra Mc Bean Ruiz

8d Petticoat Tower

Middlesex Street Estate
E1 7EE
London

Comments for Planning Application 21/00622/FULEIA

Application Summary

Application Number: 21/00622/FULEIA

Address: 115 - 123 Houndsditch London EC3A 7BU

Proposal: Demolition of existing buildings and construction of a new building comprising four basement levels (plus one basement mezzanine), ground floor plus 23 upper storeys, including office use (Class E), flexible retail / cafe use (Class E); community space (Sui Generis), ancillary basement cycle parking, servicing and plant; new public realm and highway works; and other works associated with the development. |cr|(The proposed development would provide 56,533sq.m GIA of office floorspace (Class E), 85sq.m GIA of flexible retail / cafe floorspace (Class E), 238sq.m GIA of community floorspace (Sui Generis) and 10,011sq.m GIA of ancillary floorspace; Total floorspace 66,867 sq.m; Overall Height 116.995m AOD).|cr|(The application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.)

Case Officer: Liam Hart

Customer Details

Name: Mr Alberto Mascella

Address: 117 119 Houndsditch London

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Other

Comment: Hello,

I'm the store manager of Houndsditch starbucks number 117/119 Houndsditch.

I saw this paper I wanted to know in which way my business, after approval of this construction, will be affected,

Thank you

Alberto Mascella

Store manager

50683 Houndsditch

PS: if it will be, for how long approximately?

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Mr Jeffrey Boloten

Address: 425 Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Dear Sir/Madame, / Attn: Liam Hart

I wish to officially and strongly object to the Planning Application as described above. There is a more extensive Middlesex Street Estate Residents' Association group objection that is now being drafted and circulated, but I would like very much to register my personal strong objections to this Application, for the following reasons:

- * The size and scale of this proposed office building is completely inappropriate, in relation to the close proximity to a residential estate, and in relation to the modest scale of the buildings, and community amenities directly next to this planned office tower.
- * The tower, as described would seriously detrimentally effect to residents of the Middlesex Street Estate in the following ways:

/ loss of access to light, and to the essential sunlight for the communal podium area / loss of daylight for the community shops and cafes on Harrow Place / loss of privacy / the overbearing scale of a building blocking all visual aspects surrounding the estate / major noise and loss of air quality for the extended multi-year duration of this major building works.

* The loss of / blockage of the historic Clothier Street, apparently built over by this development

Yours sincerely,

Jeffrey Boloten

425 Petticoat Square
London E1 7EB

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 21/00622/FULEIA
Date: 27 August 2021 09:11:36

THIS IS AN EXTERNAL EMAIL

Dear Mr Hart,

I am writing to object to proposals for the proposed development ref 21/00622/FULEIA in advance of a forthcoming joint statement by residents of Middlesex Street Estate.

The proposal is for a highrise building of underwhelming architectural resolution and a height greater than 60-80 St. Mary Axe (The Can of Ham), which will sit at the southern end of Harrow Place. It will overshadow the flats and podium courtyard of the adjoining Middlesex Street Estate, as well as Harrow Place and Devonshire Square. It will substantially reduce daylight and sunlight to homes and the public realm, obscure views of the sky, and form an oppressive presence in an already built up area with limited public spaces. It will also set a precedent for other oversized buildings along Cutler Street.

I request that the proposals are changed for the proposed development to be no higher than Premier Place along the Cutler Street end of the site, and decisively lower than the Can of Ham on the Houndsditch side of the site, in order to reduce the detrimental effect of this development on the adjoining public spaces and buildings, especially the Middlesex Street housing estate. In fact, Question 11 of the developer's consultation questionnaire in August 2020 suggested "I support the principle of the site seeking to step-down from the Cluster of tall buildings". Yes I do.

Middlesex Street Estate is located in an area with stark under provision of green and amenity space. The raised podium is therefore of highest importance to provide play and gardening space, especially for children and elderly residents who cannot travel far on their own. Sunlight is integral to the activities of planting, playing and socialising. The proposed massing would reduce sunlight and daylight to the podium when it matters most, in the afternoon. No offer of monetary or other compensation could make up for the deprivation of this much needed and loved communal resource, which would have a direct knock on effect on the mental and physical wellbeing of vulnerable residents.

The flats on Middlesex Streets Estate are much smaller than the minimum size stipulated in the GLA housing supplementary housing guidance. They therefore especially depend on sunlight, daylight, and views. Again, any reduction would result in a huge detrimental impact on the housing and the physical and mental wellbeing of its residents.

Harrow Place and its ground floor businesses bring much needed social presence to an area with considerable problems of antisocial behaviour including substance abuse, which is mitigated by the informal surveillance that the restaurants and their spill out uses especially outdoor seating provide. The sense of social activity also serves to mitigate the density and lack of green space of the street. The businesses, already struggling to make ends meet post covid, depend on their midday sunny outdoor seating, which would be strongly impacted by the shadow the proposed building would cast at lunch time.

The edge of the city requires careful architectural articulation to negotiate the higher office buildings of the City Cluster with the adjoining Victorian buildings and the Wentworth Street Conservation area. The proposed building would form an overbearing presence and set a precedent for other forthcoming redevelopments to form a cliff edge segregating the City from the adjoining urban grain. Clothier Street might be a curious remnant of historic Street patterns, but it is exactly those traces of the past history that makes London exciting and shouldn't just be dismissed as inconvenient.

The proposed building is not only too high, it is also bloated in its poor formal articulation and will diminish a cluster of stand-alone office buildings with refined sculptural resolution. The only purpose of its form seems to be to extrude the footprint to the biggest get-away-with-able height in order to maximise real estate, with no regard to its urban setting and hardly any attempt to contribute architecturally to the City.

I trust that you will consider the harm the proposal in its current form would inflict on the residents, businesses, and visitors to the area, as well as the damage it would cause to the urban grain of the area, and insist on a substantial reduction in size.

With best wishes,

Mark Lemanski
424 Petticoat Square
London E1 7EB

Comments for Planning Application 21/00622/FULEIA

Application Summary

Application Number: 21/00622/FULEIA

Address: 115 - 123 Houndsditch London EC3A 7BU

Proposal: Demolition of existing buildings and construction of a new building comprising four basement levels (plus one basement mezzanine), ground floor plus 23 upper storeys, including office use (Class E), flexible retail / cafe use (Class E); community space (Sui Generis), ancillary basement cycle parking, servicing and plant; new public realm and highway works; and other works associated with the development. |cr|(The proposed development would provide 56,533sq.m GIA of office floorspace (Class E), 85sq.m GIA of flexible retail / cafe floorspace (Class E), 238sq.m GIA of community floorspace (Sui Generis) and 10,011sq.m GIA of ancillary floorspace; Total floorspace 66,867 sq.m; Overall Height 116.995m AOD).|cr|(The application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.)

Case Officer: Liam Hart

Customer Details

Name: Ms Vicky Stewart

Address: 10C Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object on the following grounds:

MASS & HEIGHT:

The development is massively out of scale with its immediate surroundings. The MIDDLESEX STREET ESTATE - MSE - will be overwhelmed.

LIGHT:

Middlesex Street Estate will suffer majorly from loss of daylight and sunshine to its many flats in Petticoat Tower & Petticoat Square.

The Podium Gardens & Children's Playground will suffer similarly.

Daylight Analysis (ES_3_Appendix DSOSGLP_Annex_3-719087.PDF) shows my Living Room-Kitchen on the 10th Floor will lose a staggering 10.02% light, wholly unacceptable.

HARROW PLACE (MSE): A row of independent shops & cafes with outside seating, will be plunged into perpetual shade. The street currently enjoys sun through the afternoon. Should the development be much lower and stepped back the impact on the shops and resident's flats will be considerably lessened.

AMBIENT LIGHT: Office lights are rarely turned off. My windows face into the City offices and even during Lockdown when they were empty they burned 24/7. Inevitably this new development will create yet another source of constant electric light beamed, this time, directly into our windows.

CONSTRUCTION NOISE and POLLUTION:

This will be completely unacceptable and will go on for years. Many residents are retired, some very elderly or frail. Many now work from home or work evening and night shifts. Children on the estate play on the podium. Home will no longer be a physically or mentally healthy place for them.

TRAFFIC:

Despite the use of bicycles there will be a huge amount of extra vehicle use generated with deliveries & visitors.

CLOTHIER STREET:

Although it looks insignificant it is an ancient thoroughfare with a strong local history as a major clothing area. It must not be erased.

SETTING A PRECEDENT:

The development's WINDOWLESS WALL anticipates a major development alongside, on Five Acre Square, and expected to be of the same bulk & height as Cutler Street. This would have considerably more impact on the MSE.

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Miss Astrid Kirchner

Address: 18B Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I am writing to object to proposals for the proposed development ref 21/00622/FULEIA. The proposal is for a highrise building of a height greater than 60-80 St. Mary Axe (The Can of Ham). It will overshadow the flats and podium courtyard of the adjoining Middlesex Street Estate, as well as Harrow Place and Devonshire Square. It will substantially reduce daylight and sunlight to homes on Middlesex Street Estate and the public realm, obscure views of the sky, and form an oppressive presence in an already built up area with limited public spaces. It will also set a precedent for other oversized ugly buildings along Cutler Street. I request that the proposals are changed for the proposed development to be no higher than Premier Place and the Postoffice along Cutler Street. No one will ever be able to replace the loss of light and subsequent quality of living on Middlesex Street Estate for residents if the building is any higher than Premier Place. In addition to the current proposals detrimental effects on the value of residentisl property on the estate. Plus it will subject residents to years of noise and building works which will already be an unbearable disruption with no benefits to us (we already have a community center). Also access to Clothier street as a historically important street should be retained for the public

realm.

I therefore request that the proposal is significantly improved to be a lot (!!!) lower so to completely avoid any loss of light for Middlesex Street Estate and so that it adds to the value for residents living in the area as opposed to destroying the quality of life for residents with the current proposal.

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Miss Inese Smukste

Address: 620 Petticoat Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposal as it will obscure sun and daylight in the flat.

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Mrs Laura Chan

Address: 443 petticoat square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment:I also object to the complete take over of Clothier Street in the development proposal. The street is a public asset and right of way. It's development and future use needs to take into account the needs of the community now and going forward.

For example, at least the ground floor levels must be kept as free access for pedestrians and emergency vehicles

If they must build on the upper levels then the building can have a lease and pay market rent to the council to boost council funding in perpetuity, so that the money is not squandered by any one council administration. For ease of calculation and administration, the market rent can tied to the actual rental value of the relevant office spaces.

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Case Officer: Liam Hart

Customer Details

Name: Mrs Laura Chan

Address: 443 Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The proposed development is far far too big and will block light to the Middlesex Street Estate, particularly the podium garden which is a valuable recreation resource for the estate residents, to use physically and also to look at.

The blocking of light to our estate will also prejudice the future installation of solar power generation on our estate rooftops.

The huge size is also out of character to neighbouring buildings.

The scale of the proposed development needs to be reduced substantially, to fit in with neighbouring buildings.

The suggestion of providing waste heat from the building to our estate is a white elephant, very insulting to our intelligence. There is no absolute commitment to build an effective heat transfer infrastructure, and then the amount of usable heat that will be transferred is questionable since the new building is powered only by electricity, any usable 'waste' heat that may be recaptured would

be more effectively used for water heating, etc within the building itself!

Finally, in my view, the building design offers no architectural design contribution, insufficient greenery contribution, and insufficient substantiated amenity contribution to the local area.

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Case Officer: Liam Hart

Customer Details

Name: Mr Paul Braithwaite

Address: 221 Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to your ridiculous plans I am a resident of Middlesex St and this mammoth building will steal vital natural light from our homes and gardens What I don't understand and would appreciate an answer is why build more buildings at what must be astronomical costs when there are so many unoccupied buildings in the City of London but my main objection is the disruption this will cause to a residential area

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Case Officer: Liam Hart

Customer Details

Name: Mr Roger Way

Address: Middlesex Street Estate Residents' Association 18A Petticoat Tower, Petticoat Square London

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

- Residential Amenity

Comment: This comment is to place on record that members of the Middlesex Street Estate Residents' Association (MSERA) are in the process of reviewing this application, including participation in the developer's 'Cutler Street Community Information Day' on 7 September. A joint statement by members of MSERA will be submitted before the end of September.

The above approach follows a virtual meeting with the planning officer where assurances were made to the Chair of MSERA that comments submitted in a reasonable time after the formal deadline would be accepted and considered in the same way as those submitted earlier.

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Mr Sean Lee.

Address: 14a Petticoat Tower, Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:1. Reduce of Sunlight

2.closure of an existing road

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Mr Shahram Najafi

Address: 604 Petticoat Square London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

1. The new proposed building will be too high
2. Loss of light directly into my property.

Comments for Planning Application 21/00622/FULEIA

Application Summary

Application Number: 21/00622/FULEIA

Address: 115 - 123 Houndsditch London EC3A 7BU

Proposal: Demolition of existing buildings and construction of a new building comprising four basement levels (plus one basement mezzanine), ground floor plus 23 upper storeys, including office use (Class E), flexible retail / cafe use (Class E); community space (Sui Generis), ancillary basement cycle parking, servicing and plant; new public realm and highway works; and other works associated with the development. |cr|(The proposed development would provide 56,533sq.m GIA of office floorspace (Class E), 85sq.m GIA of flexible retail / cafe floorspace (Class E), 238sq.m GIA of community floorspace (Sui Generis) and 10,011sq.m GIA of ancillary floorspace; Total floorspace 66,867 sq.m; Overall Height 116.995m AOD).|cr|(The application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.)

Case Officer: Liam Hart

Customer Details

Name: Miss Soo Cheong

Address: 7 b Petticoat tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:Is already crowed and noisy not more view.

Too many traffics .

Comments for Planning Application 21/00622/FULEIA

Application Summary

Application Number: 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Mr Andre Skeete

Address: 608 Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Skyscraper will be too high.

Loss of daylight and sunlight into my property.

Loss of light quality onto residents open podium area.

Comments for Planning Application 21/00622/FULEIA

Application Summary

Application Number: 21/00622/FULEIA

Address: 115 - 123 Houndsditch London EC3A 7BU

Proposal: Demolition of existing buildings and construction of a new building comprising four basement levels (plus one basement mezzanine), ground floor plus 23 upper storeys, including office use (Class E), flexible retail / cafe use (Class E); community space (Sui Generis), ancillary basement cycle parking, servicing and plant; new public realm and highway works; and other works associated with the development. |cr|(The proposed development would provide 56,533sq.m GIA of office floorspace (Class E), 85sq.m GIA of flexible retail / cafe floorspace (Class E), 238sq.m GIA of community floorspace (Sui Generis) and 10,011sq.m GIA of ancillary floorspace; Total floorspace 66,867 sq.m; Overall Height 116.995m AOD).|cr|(The application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.)

Case Officer: Liam Hart

Customer Details

Name: Mr Giuliano Pistoni

Address: 601 petticoat square London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Have been living in my flat for the last 20 years and the noise is constantly outside my door step.

I object the proposal and I hope won't be happening

Comments for Planning Application 21/00622/FULEIA

Application Summary

Application Number: 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Mr Ian Hartog

Address: 459 Petticoat Square Middlesex Street Estate Greater London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Dear Mr. Hart,

I wish to object to the planned development of 115-123 Houndsditch.

The development of a 23 storey skyscraper so close to the nearby Middlesex Street Estate will have severe implications.

1. The amount of light to residents flats will be reduced.
2. The podium and children's playground which is an escape for the residents will also lose natural daylight.
3. The noise of the construction will affect the daily lives of the elderly and those working from home who spend the majority of their time at home.
4. The introduction of a skyscraper so close to the estate may open the floodgates for other buildings close to the estate to be developed.

Therefore I suggest that skyscrapers should be confined to areas like Bishopsgate and Leadenhall Street where there are NO residential estates.

Yours sincerely,

Ian Hartog

From: [Julian Bailey](#)
To: [PLN - Comments](#)
Subject: Objection to the proposed Skyscraper development ref 21/00622/FULEIA
Date: 30 August 2021 22:18:36

THIS IS AN EXTERNAL EMAIL

FAO: Mr Liam Hart

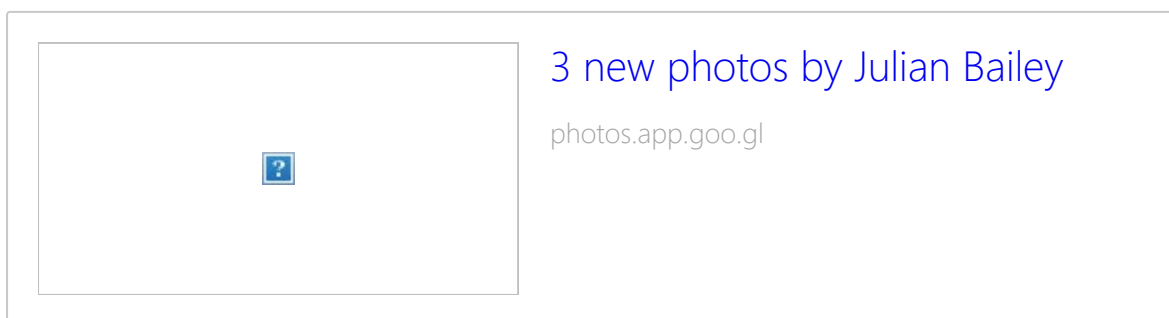
I am writing to object to proposals for the high-rise skyscraper development at 115 - 123 Houndsditch London EC3A 7BU, which has boundaries on Houndsditch and Cutler Street.

The proposed height and mass of the new building will have a detrimental effect on all those that live on the Middlesex Street Estate due to loss of light in flats, the recreational area on the estate podium, plus to the roof areas that are due to have solar panels installed. The sheer scale and mass of the proposal is an encroachment onto a residential area, that has been allowed to happen over the last 20+ years.

Whilst I believe that I can't object to a loss of view, I own a flat whose outlook (visual amenity) has been transformed out of all recognition with ever increasing skyscrapers, that are taller, bulkier, and getting closer all the time. The outlook is being transformed from sky to a mass of metal and glass buildings taking away blue sky. Our residential buildings and hence also my flat in Petticoat Tower is being overwhelmed by these buildings and these new proposals, if allowed, will make it feel more oppressive to live in this area and have a detrimental effect on people's health and wellbeing.

I attach a few photos to highlight the view from my window - rather than naming all the new ones I will name the ones that were present and of a significant size (for then) when I moved into my flat in 1998 : the NatWest Tower - Tower 42 (no longer visible) and the Lloyds Building (now barely visible). We used to be able to see the Monument! I know that things progress but my objection is how close these new proposals are to a City of London residential estate; that the height and scale is out of proportion to neighbouring buildings such as Devonshire Square, Premier Place and 133 Houndsditch and St Botolph's Building.

<https://photos.app.goo.gl/uLGKAY4w5mzuPkJP9>



The first photo is looking from MSE towards Cutler street - you can see the Heron Tower, the Can of Ham and Premier Place. Premier Place is further from the estate and is lower than the proposals; the proposals should at the very least be lower than Premier Place, as the proposed development is closer the estate and will have more

impact.

The second photo looks straight from my flat and shows St Botolph's House to the left, again a much lower building than these massive proposals.

The third photo, again straight from my flat, shows how many skyscrapers have been allowed to occur over a period of time and how they are gradually encroaching on the estate and eating away the sky.

My further concern is that by allowing planning for this massive building to go ahead, it will set a precedent for other buildings such as 133 Houndsditch (Five Acres Square) to be developed which will completely block out any sky / light from the Estate. It is noted that the plans show a windowless wall facing this site which indicates that this has been done to enable this to happen.

Loss of light: I have a one-bedroom flat whose only lounge window on that side is a small rectangular window. Any loss of light will have a severe effect as these windows are so small in the first place. As mentioned above, there will be a loss of light to the podium area which is a communal space; plus, loss of light on roofs; and loss of light for businesses who use Harrow Place pavements for business.

Light pollution - we are already affected by light pollution from office buildings - having such a large development next to the estate will create even more pollution.

Construction noise and pollution - having endured the noise and pollution from the demolition and building of St Botolph's House and the Travelodge, I know the complete disruption of normal life that occurs when these developments go ahead. We have been advised it will take 5 years. How are people expected to live / work from home, study from home during this period? It will make it impossible to rent my property during this period, and impossible to sell it.

Monetary loss - If the development is allowed to go ahead, in any form, this is going to have a detrimental effect on all who live here, but in addition to that, it will have a detrimental monetary effect on owners through loss of rent/ inability to sell during ongoing work period and afterwards due to being blocked in by a huge building. Owners require compensation for these monetary losses.

Finally, I believe that the proposals are looking to remove the thoroughfare of Clothier Street - I object to that being allowed to happen

In summary, I object to:

1. The height and mass of the proposal
2. Loss of light
3. Light Pollution
4. Noise and pollution during demolition and construction
5. Monetary loss incurred by leaseholders during demolition, construction and long-term impact on sale price after completion of proposed plan.
6. Loss of Clothier Street as a throughfare

I trust that you will consider the harm the proposal in its current form would inflict on the residents, leaseholders and others and refuse this planning permission in its current form,

Kind regards

Julian Bailey
13C Petticoat Tower

London E1 7EE

Get [Outlook for Android](#)

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Comments for Planning Application 21/00622/FULEIA

Application Summary

Application Number: 21/00622/FULEIA

Address: 115 - 123 Houndsditch London EC3A 7BU

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Case Officer: Liam Hart

Customer Details

Name: Ms Lisa Hollick

Address: 221 Petticoat Sq LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The construction will block out light from the podium on the estate - Sunlight and our gardens are important for the mental health of all the residents.

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Miss Liz Woolcock

Address: 612 Petticoat Square (Harrow Place/Middlesex Street Junction) London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:** please note that due to my disability and no access to email or internet I have given my personal authority to my neighbour Ray Ruzzaman of 603 Petticoat Square to submit my comments quoted below on my behalf) **

.

The proposed skyscraper building is too high and will interfere and cause the loss of the natural day and sunlight directly into my property and the residents podium area that I have enjoyed continuously for 25+ years.

.

Thank You

Liz Woolcock

From: [Martha Perez Ruiz](#)
To: [PLN - Comments](#)
Subject: Objection to the proposed Skyscraper development ref 21/00622/FULEIA
Date: 30 August 2021 22:24:26

THIS IS AN EXTERNAL EMAIL

FAO: Mr Liam Hart

I am writing to object to proposals for the high-rise skyscraper development at 115 - 123 Houndsditch London EC3A 7BU, which has boundaries on Houndsditch and Cutler Street.

The proposed height and mass of the new building will have a detrimental effect on all those that live on the Middlesex Street Estate due to loss of light in flats, the recreational area on the estate podium, plus to the roof areas that are due to have solar panels installed. The sheer scale and mass of the proposal is an encroachment onto a residential area, that has been allowed to happen over the last 20+ years.

Whilst I believe that I can't object to a loss of view, I own a flat whose outlook (visual amenity) has been transformed out of all recognition with ever increasing skyscrapers, that are taller, bulkier, and getting closer all the time. The outlook is being transformed from sky to a mass of metal and glass buildings taking away blue sky. Our residential buildings and hence also my flat in Petticoat Tower is being overwhelmed by these buildings and these new proposals, if allowed, will make it feel more oppressive to live in this area and have a detrimental effect on people's health and wellbeing.

I attach a few photos to highlight the view from my window - rather than naming all the new ones I will name the ones that were present and of a significant size (for then) when I moved into my flat in 1998 : the NatWest Tower - Tower 42 (no longer visible) and the Lloyds Building (now barely visible). We used to be able to see the Monument! I know that things progress but my objection is how close these new proposals are to a City of London residential estate; that the height and scale is out of proportion to neighbouring buildings such as Devonshire Square, Premier Place and 133 Houndsditch and St Botolph's Building.

<https://photos.app.goo.gl/uLGKAY4w5mzuPkJP9>



3 new photos by Julian Bailey

[photos.app.goo.gl](https://photos.app.goo.gl/uLGKAY4w5mzuPkJP9)

The first photo is looking from MSE towards Cutler street - you can see the Heron Tower, the Can of Ham and Premier Place. Premier Place is further from the estate and is lower than the proposals; the proposals should at the very least be lower than

Premier Place, as the proposed development is closer the estate and will have more impact.

The second photo looks straight from my flat and shows St Botolph's House to the left, again a much lower building than these massive proposals.

The third photo, again straight from my flat, shows how many skyscrapers have been allowed to occur over a period of time and how they are gradually encroaching on the estate and eating away the sky.

My further concern is that by allowing planning for this massive building to go ahead, it will set a precedent for other buildings such as 133 Houndsditch (Five Acres Square) to be developed which will completely block out any sky / light from the Estate. It is noted that the plans show a windowless wall facing this site which indicates that this has been done to enable this to happen.

Loss of light: I have a one-bedroom flat whose only lounge window on that side is a small rectangular window. Any loss of light will have a severe effect as these windows are so small in the first place. As mentioned above, there will be a loss of light to the podium area which is a communal space; plus, loss of light on roofs; and loss of light for businesses who use Harrow Place pavements for business.

Light pollution - we are already affected by light pollution from office buildings - having such a large development next to the estate will create even more pollution.

Construction noise and pollution - having endured the noise and pollution from the demolition and building of St Botolph's House and the Travelodge, I know the complete disruption of normal life that occurs when these developments go ahead. We have been advised it will take 5 years. How are people expected to live / work from home, study from home during this period? It will make it impossible to rent my property during this period, and impossible to sell it.

Monetary loss - If the development is allowed to go ahead, in any form, this is going to have a detrimental effect on all who live here, but in addition to that, it will have a detrimental monetary effect on owners through loss of rent/ inability to sell during ongoing work period and afterwards due to being blocked in by a huge building. Owners require compensation for these monetary losses.

Finally, I believe that the proposals are looking to remove the thoroughfare of Clothier Street - I object to that being allowed to happen

In summary, I object to:

1. The height and mass of the proposal
2. Loss of light
3. Light Pollution
4. Noise and pollution during demolition and construction
5. Monetary loss incurred by leaseholders during demolition, construction and long-term impact on sale price after completion of proposed plan.
6. Loss of Clothier Street as a thoroughfare

I trust that you will consider the harm the proposal in its current form would inflict on the residents, leaseholders and others and refuse this planning permission in it's current form,

Kind regards

Martha Perez Ruiz
13C Petticoat Tower
London E1 7EE

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-

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Mrs Philomena Levy

Address: 208 Petticoat Square Middlesex St London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I wish to object to this proposal.

We have not been consulted about this.

The light will be cut .

The noise level will be tremendous in addition to the noise from the bottle clearance site, and the noise from the cafes and the increase in traffic.

May I remind you that the podium level has not got proper noise insulation like the rest of the estate.

I await your considered reply.

P Levy 208 Petticoat Square.

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Mr Ray Ruzzaman

Address: 603 Petticoat Square (HARROW PLACE) London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

LIGHT

The proposed building will cause a great loss of existing day and sunlight into my 6th-Top-Floor Petticoat Square (PSQ) Harrow Place property which I have enjoyed since 1996 (26 years), totally unacceptable. The 601 > 633 PSQ studio properties do not have a large/main window at the front , I have shared photographs with the developer both on the external and inside of my property - email "12 August 2021 at 20:31:16 to cutlerstreetfuture@kandaconsulting.co.uk - FAO Liam", NOT EVEN ACKNOWLEDGED, who seemed taken aback when mentioned we had no main/large window to front of the studio properties on Harrow Place, I now assume their loss of light analysis for 6th floor PSQ, particularly on the Harrow Place side, were undertaken without the knowledge of there being no main/large window at the front of the 6th Floor Harrow Place properties and be inaccurate ? This piece of legislation outlines the rights of any 20+ year resident effected by this new building proposal - <https://www.legislation.gov.uk/ukpga/Will4/2-3/71/section/3>

HIEGHT

The existing proposal is far to high, will cause great effect to day and sunlight into all the properties and communal podium area of the estate. Given this effect, in addition to society now moving into a new long term Working From Home culture, it will add to residents existing utility costs as for the need to lighten and brighten up the inside of their property during day/sunlight hours and heating costs to keep warm during the colder months, totally unacceptable.

.

HEIGHT AND EXISTING NEIGHBOURING OFFICE DEVELOPMENT

Should the proposed new Cutler Court development go ahead, it's blank wall clearly indicates the right for its neighbour to go just as high, should that site be redeveloped in the (near?) future, that would cause a near blackout of day & sunlight into properties of the estate and onto the communal podium area, totally unacceptable.

.

ESTATE COMMERCIAL UNITS

The building will effect the day and sunlight already received onto Harrow Place commercial units and the alfresco dinning experience it offers it's customers, totally unacceptable.

.

CLOTHIER STREET

It seems the City of London (CoL) is, shockingly, happy "to give away" this historical thoroughfare, totally unacceptable.

Comments for Planning Application 21/00622/FULEIA

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Case Officer: Liam Hart

Customer Details

Name: Ms Silvia Montoto

Address: 440 petticoat square middlesex street LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Dear Sirs

I'd like to express my objection to this application on the grounds that if it was approved it would result in a considerable reduction in the daylight of our courtyard and in the flats in our state. The building already under construction at the lower end of Middlesex street will block the view of the sky and reduce daylight. The approval of the current project would result in our state being surrounded by several high rise buildings which would have a significant impact in the amount of daylight

From: [LJ](#)
To: [PLN - Comments](#)
Subject: Comments for Planning Application 21/00622/FULEIA
Date: 05 October 2021 14:08:22

THIS IS AN EXTERNAL EMAIL

I object to the referenced planning application for the following reasons:

1. Environmental

All attempts should be made to restore and retain before demolition and replacement on the basis of both the energy consumption and the polluting involved in both the demolition and the new build. This is even more disturbing in a climate that encourages overbuilding, and the existing oversupply of office space in the City of London.

2. Adding to the Over Supply of Office Space

At present there is an over supply of office space in the City of London and there is likely to be for some time. So there is no justification for permitting further construction, particularly of high rise buildings that compromise the lives of those living in the city by reducing amenity. Most of the current construction projects are vanity projects for rich (often foreign and/or criminal) elements of society pursuing an upmarket equivalent of the male 'pissing competition'. Of course, underneath it all is the City of London pursuing more revenue, though for what is questionable, because it certainly isn't spent on the residents.

3. Loss of Light

The proposed building will affect the amenity of the residents living on the Middlesex Street Estate. The amount of light reaching the estate will be reduced which could, in addition to making the living environment less pleasant for all, mean that parts of the MSE worst affected may face increased problems with damp and dark conditions.

4. Noise, pollution and general disruption.

The MSE has had constant disruption caused by buildings being constructed in its vicinity. The noise is almost continuous 8am – 6pm, and work often extends in to Saturday. With construction comes dust, and pollution in general, as large vehicles bring building materials to building sites. This unnecessary building will perpetuate the reduction of living conditions for residents.

5. Health

Adequate light is necessary for good health, particularly for children. We don't want to return to a situation where children are at risk of Victorian diseases like rickets, but living in an overshadowed estate and with few local open spaces, that is what could happen. The pollution from construction will affect those with respiratory diseases, particularly the elderly. There are no positives for the health of residents in this proposed development.

6. The Bevis Marks Synagogue

The proposed building will have a very negative effect on the Bevis Marks synagogue from both a religious and an historical perspective. Allowing this to happen is inexcusable.

7. Proposed Open Space

There is nothing that supports the building of another superfluous office block that would have such a substantial negative effect on the residents and the surrounding environment. The promised open space is just another unfriendly concrete space and we already have plenty of them already, and I don't see anyone picnicking in them at the weekend. We need grassed spaces not more concrete.

And finally an alternative suggestion.

I would support the demolition of the existing building provided the entire space it occupies is converted into a public garden, not a concrete garden.

Lana Joyce
Flat 17A
Petticoat Tower
E 1 7EF

Comments for Planning Application 21/00622/FULEIA

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Address: 115 - 123 Houndsditch London EC3A 7BU

Proposal: Demolition of existing buildings and construction of a new building comprising four basement levels (plus one basement mezzanine), ground floor plus 23 upper storeys, including office use (Class E), flexible retail / cafe use (Class E); community space (Sui Generis), ancillary basement cycle parking, servicing and plant; new public realm and highway works; and other works associated with the development. |cr||cr|*RECONSULTATION: Supplementary information regarding daylight to properties in the Middlesex Street Estate and sunlight to the podium level amenity space in the Middlesex Street Estate*. |cr||cr|(The proposed development would provide 56,533sq.m GIA of office floorspace (Class E), 85sq.m GIA of flexible retail / cafe floorspace (Class E), 238sq.m GIA of community floorspace (Sui Generis) and 10,011sq.m GIA of ancillary floorspace; Total floorspace 66,867 sq.m; Overall Height 116.995m AOD).|cr||cr|(The application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.)

Case Officer: Liam Hart

Customer Details

Name: Miss Anna Godefroy

Address: Urban Growth International House, 6 Canterbury Crescent london

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:At Urban Growth we believe that this plan would work very well within the community it serves. Indeed, it includes a new hub for green initiatives, such as local gardening opportunities and landscaping services. This plan helps in providing more green facilities and opportunities within the hyper-urban City of London, which is more important than ever.

A new community space as such would allow to initiate more green initiatives, and it would be great for this area and the City of London as a whole.

From: [Evans, Catherine](#)
To: [PLN - Comments](#)
Cc: [Stothard, Gideon](#)
Subject: 21/00622/FULEIA
Date: 27 October 2021 12:32:51
Attachments: [image0.png](#)

Please could this objection be uploaded to 21/00622/FULEIA.

Thanks,
Catherine

From: Justa thought [REDACTED]
Sent: Tuesday, October 26, 2021 9:57 pm
To: Moss, Alastair; Richards, Gwyn; Jones, Henry (Deputy)
Subject: Fwd: Draft

THIS IS AN EXTERNAL EMAIL

Dear Members,

Re; 115-123 Houndsditch London EC3A 7BU

According to the planning application documents submitted it appears the City of London has given consent to a private developer to acquire free of charge a valuable public asset, a public highway, namely Clothier Street. I wish to object to the manner in which this decision was reached and to enquire how this disposal can be reversed for the following reasons;

1. Clothier Street is an ancient street with reference to it being connected to the rag trade going back to Elizabethan times. More recently, in the past 120 years it has appeared on various historical maps of the area. Please see screenshots of the maps below.

These ancient streets such as Clothier Street are part of the history and grain of the City of London and as such are held in trust in perpetuity for the citizens and commonality of the City of London Corporation. Rather than disposing of our street name history I would point you to a recent example of where Artizan Street was lost/ closed between 1972-2018, was restored and reopened as a street thanks in part with the help of Deputy Henry Jones MBE who working with the local residents recovered the Artizan Street name. This in turn gave Artizan Street library its name also. Middlesex estate previously was known as Artisans Dwellings as shown in the 1912 photo below. You can see from the various maps both Artizan Street and Clothier Street.

It has been suggested by the developer and others that by acquiring the valuable asset of Clothier Street to build on that some how the citizens are being compensated for their loss by the widening of the pavement. It seems to me a more proportionate way to address this would be to level the pavement and road such as has been done around the City, including Artizan Street.

From a purely commercial perspective Clothier Street is not only owned by the Corporation but also the land beneath it and the space above it. The developer intends to build four floors below Clothier Street

converting that currently publicly owned land into their private property. They are also proposing to build 23 floors above the ground on Clothier Street. Their cumulative development gain of 23 stories and 4 below would if spread out amount to the equivalent of an acre of land. How can the a few feet of pavement widening equate with giving away an acre of the most valuable and scarce land in the country?

The manner of any disposal of Clothier Street must be a matter of the utmost importance and one that should be brought to the Citizens and commonality of the City of London Corporation for their consideration.

I would like to ascertain the current status of the ownership of Cutler Street and indeed the names of any others who may have an interest in it including the Transport and Highways authority and those responsible for it's yellow markings and upkeep. Also I understand that there may be a market licence still in existence between one of the city guilds and the corporation.

Finally Cutler Street is also an ancient right of way that has been enjoyed by residents from our estate, including myself, and as such we would like to explore our rights under the existing legislation before this right of way can be extinguished.

Finally I would point out that it has for a long time been a planning requirement that all new tall buildings must include new pedestrian routes through the proposed development. Alister Moss, the Chair of the Planning and Transportation Committee reiterated this when he commented that this requirement would be continued in the City Plan 2036.

I look forward to receiving a reply to my queries above and am available to discuss this by phone should clarification on any of the points above be needed.

Regards

Damien

A solid black rectangular box used to redact the signature of Damien.

Figure 2 Site Boundary

A marginally less tenuous Welsh connection comes with **Clothier Street** near Houndsditch. It has a connection to the rag trade that goes back to Elizabethan times when it was famous as a gathering area for sellers of old apparel. An official Clothes Exchange was established there in 1875 and the current name was assigned in 1906.



In 2008 Prince Charles, Prince of Wales honoured a debt with the Clothiers Company of Worcester incurred by Charles II in 1651. Prior to the Battle of Worcester in 1651, Charles II commissioned the Clothiers Company to make uniforms for his troops, and promised to pay after winning the battle. However, Cromwell won and Charles fled to Europe, leaving a debt of £453.3s which he did not settle after he acceded to the throne.

The Prince of Wales personally repaid the sum of £453.15 as a gesture of goodwill during a visit to The Commandery, which served as the Headquarters for the Royalists during the battle.

In Covent Garden, **Orange Street** could be named after William III, William of Orange and grandson of Charles I, who became joint

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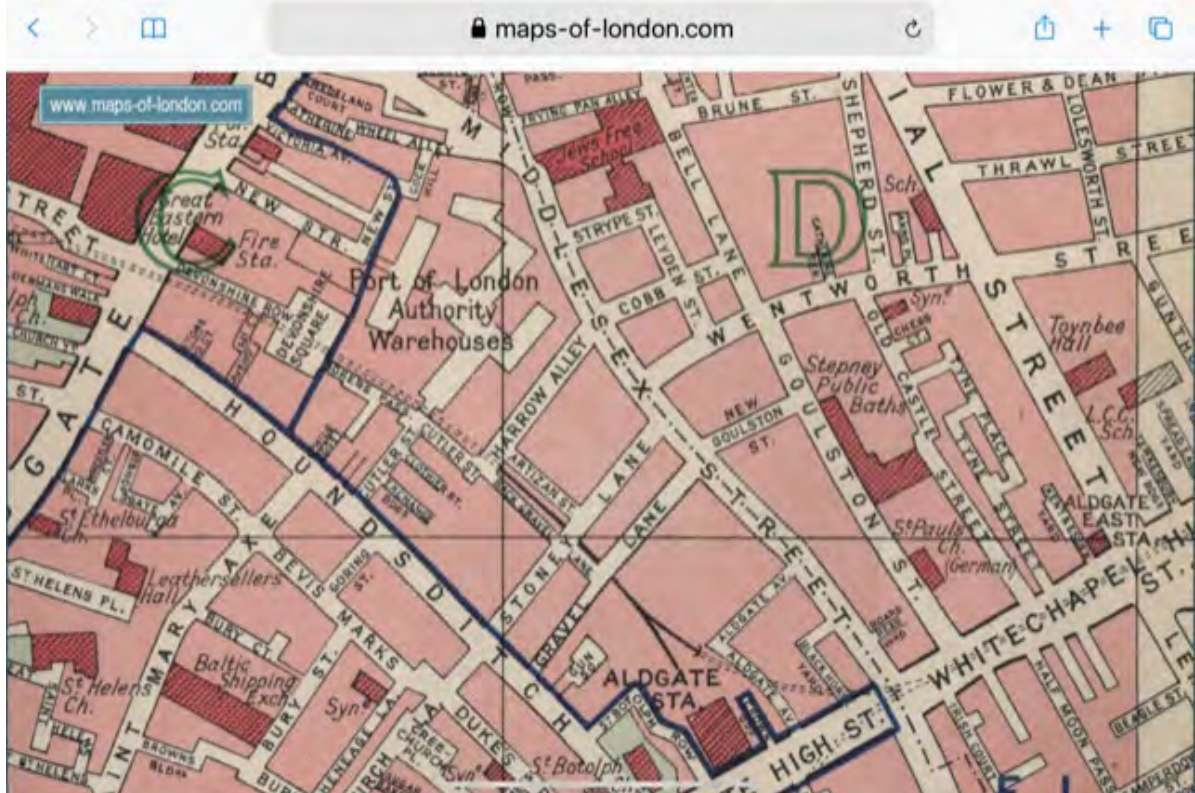
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1900 map of Jewish East London. Circled on the left of the map is the location of the Houndsditch murders; circled on the right is the location of 100 Sidney Street. The map is coloured to show the density of Jewish residents in East London: the darker the blue, the higher the Jewish population.^[a]

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From: [Stothard, Gideon](#)
To: [Devlia, Neel](#)
Cc: [Evans, Catherine](#)
Subject: FW: Cutler St Development: Daylight reduction to flats on MSE
Date: 05 November 2021 14:28:07

From: Vicky Stewart [REDACTED]
Sent: 28 October 2021 14:07
To: Hart, Liam <Liam.Hart@cityoflondon.gov.uk>
Cc: Gelleh, Hibaaq <Hibaaq.Gelleh@cityoflondon.gov.uk>; Roger Way [REDACTED]
Subject: Cutler St Development: Daylight reduction to flats on MSE

THIS IS AN EXTERNAL EMAIL

Copied to Hibaaq Gelleh and Roger Way, Chair of Middlesex St Residents Association

Dear Liam

I have spoken to the development team of the Cutler Street/ Houndsditch project about my concerns for the loss of light to my flat and other flats on the Middlesex St Estate.

My flat will lose 10.2% light. On querying this I was told this falls within the maximum permitted loss of 20% per dwelling.

This prompts my query to you - is loss of light accumulative?

I have already lost light from the construction of Beaufort House, The St Botolph Building, One Creechurch Place, The Scalpel, The Gherkin, The Can of Ham and Twenty Two Bishopsgate. Surely, the Cutler St Development will take us well over the 20% threshold.

Looking forward - the site alongside Cutler St will be the next proposal and that will impact us hugely - so will the threshold still be 20% light loss then?

At this rate, in the future, no light to residences will eventually be permitted!

I welcome your urgent response.

Vicky Stewart
10c Petticoat Tower

From: [sandra.mcbean](#)
To: [PLN - Comments](#)
Subject: Reference number 21/00622/FULEIA Case Officer: Liam Hart
Date: 04 November 2021 13:56:27

THIS IS AN EXTERNAL EMAIL

Dear Mr. Liam Hart,

It is anticipated that this project will be another high-rise structure, thus decreasing natural light for a large number of flats on the Middlesex Street Estate in the coming years. A reduction in the amount of natural light reaching apartments on the Middlesex Street Estate would have negative repercussions for residents. The result is that residents' energy costs will rise as they are compelled to use more power to light their houses, which will have a negative effect on the environment as well as their wallets.

Natural light is extremely important, and a lack of exposure can result in a variety of health problems. Natural light helps our bodies produce Vitamin D, improves our circadian rhythms and sleep patterns, improves our ability to concentrate, allows us to accomplish more, and even improves our overall happiness. Maintaining adequate levels of this essential resource is essential for our bodily and psychological well-being.

How many more high-rise buildings are going to be constructed until all of the inhabitants of Middlesex Street Estate are forced to rely on artificial lighting all of the time? Because it is undeniable that artificial lighting will never be able to completely replace natural light emitted by the sun.

Furthermore, the northern hemisphere will be tilted away from the sun throughout the Autumn/Winter months, causing the sun to come in at an angle and seem lower in the sky. This means that during certain months after the sun is positioned behind the Gherkin, no more sunlight will be able to reach the west side of the structure. I had attached some pictures to demonstrate this. Hours between 11:00 am to 16:00 pm.

Once again, I am in opposition to a proposal that would have a severe influence on the lives of the inhabitants of Middlesex Street Estate and their families.

Yours faithfully,

Ms. Sandra Mc Bean Ruiz

Resident and leaseholder,
8d Petticoat Tower
Middlesex Street Estate

















02/11/2021