

Robinson, Jessica

From: Richards, Gwyn
Sent: 31 October 2022 09:52
To: Robinson, Jessica; Horkan, David; Gagen, Kurt
Subject: Fwd: Objection to the Planning Application made by Castleforge for 1 Golden Lane
Attachments: IMG_20221031_075015.jpg; IMG_20221031_075129.jpg; IMG_20221031_075121.jpg; IMG_20221031_074951.jpg; IMG_20221031_074901.jpg

Sent from Outlook for iOS

From: [REDACTED]
Sent: Monday, October 31, 2022 9:51:05 AM
To: Richards, Gwyn <Gwyn.Richards@cityoflondon.gov.uk>; McLoughlin, Juliemma <Juliemma.McLoughlin@cityoflondon.gov.uk>; Stokley, Gemma <gemma.stokley@cityoflondon.gov.uk>; Joshi, Shraavan (Deputy) <Shraavan.Joshi@cityoflondon.gov.uk>; Moss, Alastair (Deputy) <Alastair.Moss@cityoflondon.gov.uk>; Hayward, Christopher (Deputy) <Christopher.Hayward@cityoflondon.gov.uk>
Cc: [REDACTED]
Subject: Objection to the Planning Application made by Castleforge for 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Good morning,

I wish to strongly object to the Planning Application made by Castleforge for 1 Golden Lane. It has only just come to my attention and my home will be severely impacted. I would have wished to have address the committee directly to share my concerns but have only had a few hours to briefly review the application. However, from what I have seen the proposal, by Castleforge, will have detrimental effect on residential amenity and it harms the grade II part of the building.

I consider the so called 'public benefits', are merely token, and simply do not outweigh the harm. As the officer has stated in the report the application is non-compliant with many of the City's planning policies and they believe it is 'finely balanced' simply because it complies with increasing office space in the City.

However, there is currently a surplus of vacant office space across the City (for example my office in [REDACTED] is located in the City and currently has several floors available) and further office space in the development pipeline, located in far more appropriate locations within the City, than this site. This building is surrounded by residential properties, many of which will suffer loss of daylight and sunlight, increase noise from the use of roof terraces and obstructions from on street servicing.

I have worked in the city for thirty years and my family are 24/7 residents here in the city. My extended family live in two flats which covers the entire south side of the 8th floor of the Denizen. The height of the proposed development increases from the current peak of 55.3m to 67.4m and will have severe overshadowing effect on my flats. Brackley street is a very narrow street and I attach the pictures taken from my balcony today (using 1x camera zoom from both sides of my flats which will be entirely overshadowed by the proposed development if they are allowed to build to full height of 67.4 meters) which shows how close the current building is to mine. The extra 12 meters or so height increase (and the proposed triangle to flat roof is making the sky visibility worse) will severely block daylight and sunlight light to our rooms. This is a particular issue for us as we rely on working from home much more nowadays than before and my children use their bedrooms to study in, so loss of light in their bedrooms has an equally negative impact as it will have on our lounge areas.

The increase height of the building will create a canyon effect, exuberating noise at street level, especially noise from the proposed on-street serving, whilst the roof terraces introduce further opportunity for increased noise pollution in the area. Given the extreme close proximity of 1 Golden Lane to my home, I am also concerned about light pollution from the building and overlooking. The Officer report admits that The Denizen will suffer a reduction of daylight and sunlight due to the increased height and massing.

I would strongly urge the Planning and Transportation Committee to refuse this application at the upcoming P&T meeting tomorrow Tuesday November 1, 2022 or at the very least defer to seek further information on the impact to residents, particularly for those living in The Denizen, the closest building to the application site. I would equally be happy to address the committee, as my home is probably the most impacted by this application.

Please could I also request this email to be sent to every Committee member before the Planning & Transportation meeting.

Your sincerely

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