

Comments for Planning Application 23/00365/FULMAJ

Application Summary

Application Number: 23/00365/FULMAJ

Address: 30 - 33 Minories And Writers House 13 Haydon Street London EC3N 1PE

Proposal: Demolition of existing building at 30-33 Minores and partial demolition of The Writers House and erection of a building comprising lower ground, one basement level and ground floor (with mezzanine) and 12 storeys above (69.005m AOD) for office use (Class E) and town centre uses (Classes E and Sui Generis). Refurbishment of Writers House, 13 Haydon Street for office use (Class E) and cultural/community uses (Classes F1, F2 and Sui Generis). Provision of new public realm, dedicated servicing bay, ancillary cycle parking and plant and other associated highway works.

Case Officer: Anna Tastsoglou

Customer Details

Name: Miss Hannah Johnson

Address: Flat 12 Fenchurch House 136-138 Minories London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The objection as a neighbour to the proposed plans is due to the following identified factors which both negatively impact the residents of the neighbouring property Fenchurch House, 136-138 Minories:

- The Daylight, sunlight and overshadowing report conducted by Point 2 Surveyors Ltd findings (pages 19 and 20) indicate the VSC daylight reduction is above the 20% guidelines for all floors of Fenchurch House 136-138 Minories with the reduction for the 3rd floor and above being 33.8%. This is a significant reduction in daylight for the neighbouring building which adversely impacts residents
- Increased traffic and noise from deliveries - the plans (document: '23_00365_FULMAJ-DELIVERY_AND_SERVICING_PLAN-781981') highlight an estimated 30 daily deliveries over a 10 hour period, indicating 3 deliveries per hour. This increases traffic on the Minories (the only access to St Clare Street which is the location of the site where deliveries will be received) and additional noise associated with traffic, particularly during the proposed 6.00-23.00 proposed delivery time window suggested. This will adversely impact noise quality for residents as well as air quality from the additional vehicles.

On a commercial basis, the proposed height and scale of the building compared to the existing structure is excessive and the plans highlight it is predominantly made up of office space (23,603m² GIA). Neighbouring office spaces currently have spare capacity, including 80 Fenchurch Street which has nearly 4,000m² of office space to rent. The planned new building height and scale could be significantly reduced - therefore decreasing the negative impact to residents from daylight reductions and a shorter construction timeframe - by decreasing the office space, which is not required in the area.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Application Reference: 23/00365/FULMAJ - 30-33 Minorities And Writers House 13 Haydon Street London EC3N 1PE, FAO: Anna Tastsoglou
Date: 28 June 2023 20:54:58

THIS IS AN EXTERNAL EMAIL

Your Title: Mrs

Your First Name: Panagiota

Your Surname: Markaki

Address: 603 Marlyn Lodge, Portsoken Street

Town/City: London

Postcode: E1 8RB

Your Email Address: [REDACTED]

Commenter Type: Neighbour

Stance: Object

Reason for comment:

- Noise
- Other
- Residential Amenity

I object to the submitted changes of use of the 13 Haydon Street (Writers House) part of the proposed development and the proposed retail unit along Haydon Street (currently a car park) to Classes E/Town Centre and/or Sui Generis. Should a Class E change be allowed by the Planning Office, this use should be restricted to office use and educational/community space use only and explicitly exclude Class E bars, cafes and restaurants, in order to preserve the residential amenity of the adjacent Guinness Estate and Marlyn Lodge residential buildings. Sui Generis use, which since September 2020 encompasses possible uses such as amusement arcades /centres or funfairs, nightclubs, casinos, drinking establishments with expanded food provision, hot food takeaways, venues for live music performance, dance hall etc. should not be allowed at all, as the Sui Generis use is too wide in its definition and would allow the developer to opt for a series of possible uses which could seriously adversely affect the living standard and residential amenity of our adjacent residencies. In the case of Haydon Street, a dead end street with a potential to quickly be transformed by customers of possible restaurants/cafes/ bars into a beer garden cul de sac, the only change of use allowed should be a Class E office use, to ensure that Marlyn Lodge and the Guinness estate do not face with the Haydon Street development a similar unpleasant experience as we are currently facing with the noisy

Duke of Somerset Pub (15 Little Somerset Street, E1 8AH) and The Minorities Pub (64-73 EC3N 1LA), the outdoor loudspeakers and noisy customers of which frequently pour out from their establishments to the surrounding streets. Any sui generis/Town Centre uses should be limited to the proposed development's retail unit parts directly facing The Minorities, where other bars and restaurants are currently operating, to avoid any antisocial behaviour and litter spilling out towards Haydon street and our buildings.

In addition to the above, the developer should be requested by the planning office to produce a coherent plan for the protection of all residential buildings in the close vicinity of 30-33 Minorities and Haydon street, with measures outlined of how our properties and our health will be protected from any noise, hazardous dust, diamond drilling and demolition dirt and all the other untoward side effects, which shall inevitably follow with such a huge construction project. This is essential to local residents, particularly due to the nature and size of the proposed project. The suggested development will include a significant demolition of existing buildings and years of construction, and there also is the very real possibility that this construction will for many years overlap with the proposed restructuring of the IBEX building (42-47 Minorities, EC3N 1DY) directly next to it. Residents therefore have an expectation that planning officers should exert their utmost due diligence to ensure all building regulations and timeframes of construction are observed by the developers, and that everything which can be done is done in order to ensure that the residential amenities of all homes bordering Haydon street are preserved both during the lengthy construction period and after.

Please acknowledge receipt.

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Case Officer: Anna Tastsoglou

Customer Details

Name: Ms Carrie Hardie

Address: 5 Guinness Court Mansell Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: We have had so much building work going on in our area. And fed up with all the noise, the dust. It plays on my health. I don't want this. Plan to be approved.

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Case Officer: Anna Tastsoglou

Customer Details

Name: Mrs Celine LUTZU

Address: Flat 66 Guinness Court Mansell Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I live in Guinness Court building since mid-2019.

Since then I've ALWAYS unfortunately experienced a building construction opposite my flat. And worst for the past 6 years it has actually been non-stop.

This means non-stop/constant noise pollution and dust.

Contractors keep changing and all of them disregard the working virus which are meant to be quiet.

The dust means more and more residents have breathing issues, lungs badly affected, more people affected with asthma.

We have been living next to a building development for the last 6 years, which has resulted in continuous disruption, noise and dust.

And worst I've already lost lots of natural daylight due to a taller building facing my windows.

And now you're planning to demolish and build a new building even taller, thus reducing even more residents natural daylight.

RESIDENTS HAVE ENOUGH, WE CAN'T CATCH A BREAK, you've got zero respect for residents, we've been living in a building g site for more than 12 years!!!

Also you need to know due to this non-stop buildings going up and down facing my own building where I live with my young children, we just got rid of a 12 months huge mice and rats infestation,

it has been really difficult to be rid of it, the pest control left over 400 poison boxes.

I'll repeat, enough.

Alternative solution to demolish the buildings will be to renovate it, thus reducing the noise and dust pollution and avoid further reduction of natural daylight.

I urge you to please reconsider the residents who live nearby and never had any respite from building works for many years.

Thank you

Kind regards

We the undersigned request that the City of London back the mitigation measures listed below in relation to the Planning Application 23/00365/FULMAJ - Demolition of existing building at 30-33 Minories and partial demolition of The Writers House and erection of a new building.

We have been living next to a building development for the last 6 years, which has resulted in continuous disruption, noise and dust. As part of the mitigation for this development we were given new double glazing, however this has proved ineffective in shielding us from noise, and unworkable in the hot summer months when our apartments overheat without air flow.

We oppose the demolition of Writers House and St Clare house as it will cause enormous noise and dust disturbance. We don't understand how the carbon neutral aims of the City of London will be met by a demolition and rebuild, in the light of this we urge you to consider a refurb and refit as an alternative.

One of the problems for us on the estate is the echoing of noise around all of the hard surfaces (mostly brick) in the immediate area. This has the effect of the noise disturbance being greater than would be expected from a measurement taken at ground level at the periphery of the site. This could be avoided if a proper noise and dust barrier is erected between our estate and the building site - e.g. a scaffolding structure high enough to protect us from sound and dust and using sound deadening materials. This would prevent the sound from entering the area which reflects sounds.

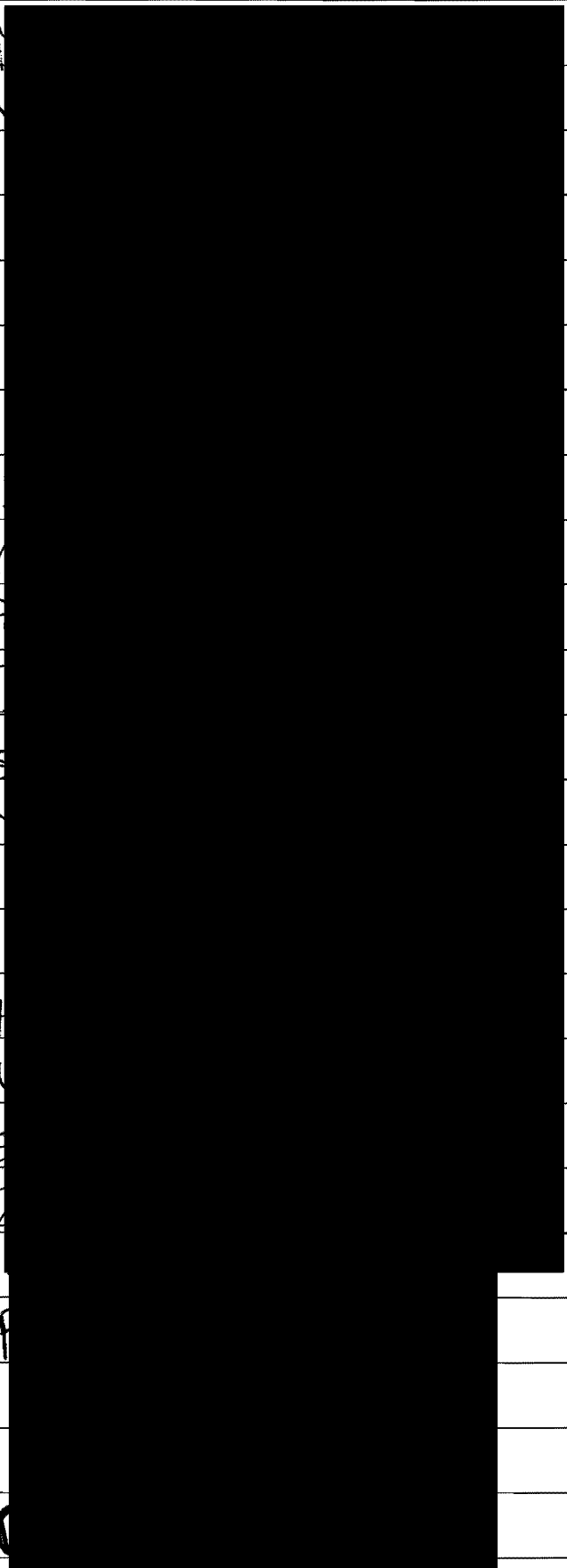
Given the overheating of apartments when windows are closed in an effort to protect us from noise, we think that part of the mitigation for this new development should tackle this problem by providing funding for technical means for cooling these dwellings.

We have had requests for respite areas that residents can use to avoid heat, noise and dust, this could be in nearby hotels, or other accommodation.

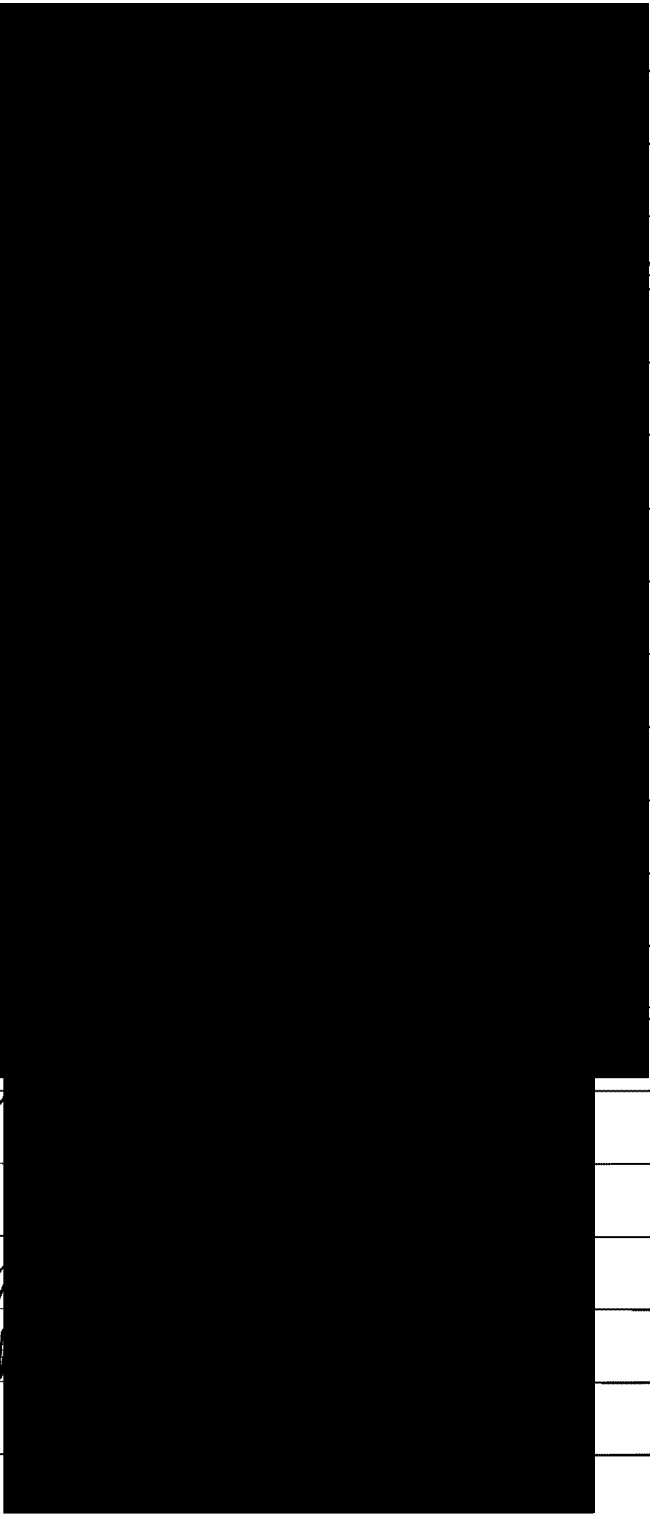
We also oppose weekend working. At the weekend this ambient noise is very low, and so disturbance from a building sites is very noticeable. We urge you to consider a 5 day working week in this site so close to social housing.



VK

Name	Address (e.g. 105 GC, or 12 IC)
	135 - G.C.
	142 G.C.
	121 GC
	122 GT
	119 GC,
	117 GC
	117 GC
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	111 GC
	104 GC
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	101 GC
	102 G.C.
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	73 G.C.
119 GC	
112 GC	
112 GC	
105 G.C.	

Handwritten signature or scribble at the bottom of the page.

Name	Address (e.g. 105 GC, or 12 IC)
	47. I.C.
	49 IV. C
	51
	38 I V
	27 I.C.
	34
	24
	21 IV.
	20
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	17 IC
	2 I.C
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	7
	16-I.C.
	14. IVENGH C.
	13 IVeagh.
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	10 Iveagh

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Case Officer: Anna Tastsoglou

Customer Details

Name: Mr Roger Jones

Address: 105 Guinness Court LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: We have been living next to a building development for the last 6 years, which has resulted in continuous disruption, noise and dust. As a result of this experience I would like to request a number of improved mitigation measures.

We oppose the demolition of St Clare House and partial demolition of Writers House as it will cause enormous noise and dust disturbance. We don't understand how the carbon neutral aims of the City of London will be met by a demolition and rebuild, in the light of this we urge you to consider a refurb and refit as an alternative.

One of the problems for us on the estate is the echoing of noise around all of the hard surfaces (mostly brick) in the immediate area. This has the effect of the noise disturbance being greater than would be expected from a measurement taken at ground level at the periphery of the site. This could be avoided if a proper noise and dust barrier is erected between our estate and the building site - e.g. a scaffolding structure high enough to protect us from sound and dust and using sound deadening materials. This would prevent the sound from entering the area which reflects sounds. This I think would be the single most effective measure to help combat the disturbance which may very well last a number of years.

Given the overheating of apartments when windows are closed in an effort to protect us from noise, we think that part of the mitigation for this new development should tackle this problem by providing funding for technical means for cooling these dwellings.

We have had requests for respite areas that residents can use to avoid heat, noise and dust, this could be in nearby hotels, or other accommodation.

We also oppose weekend working. At the weekend this ambient noise is very low, and so disturbance from a building sites is very noticeable. We urge you to consider a 5 day working week in this site so close to social housing.

From: [REDACTED]
To: [REDACTED]
Subject: 23/00365/FULMAJ | Demolition of existing building at 30-33 Minores and partial demolition of The Writers House and erection of a building comprising lower ground, one basement level and ground floor (with mezzanine) and 12 storeys above (69.005m AOD) f...
Date: 30 June 2023 13:40:45

Dear Planning Officer,

I am writing to you as the Common Councillor for Portsoken ward regarding the proposed development at 30-33 Minories and Writers House, 13 Haydon Street is located. I have received numerous complaints from my constituents, who are deeply concerned about the potential impact of this development on their quality of life. I would like to formally object to the planning application on their behalf.

Firstly, my constituents have expressed significant concerns about the proposed demolition of the existing buildings, particularly in light of the City of London's carbon neutral aims. They question whether a demolition and rebuild is the most sustainable option, and suggest that a refurbishment and refit of the existing buildings may be a more environmentally friendly alternative.

Secondly, the residents of the nearby social housing estate have already endured six years of disruption due to ongoing building works. They report continuous noise and dust pollution, which has had a detrimental impact on their living conditions. Despite the provision of new double glazing, the noise pollution remains a significant issue, particularly during the hot summer months when windows need to be open for ventilation.

The residents have suggested that a high, sound-deadening barrier could be erected between the building site and the estate to mitigate the noise and dust pollution. This would be a practical solution to address the echoing of noise around the hard surfaces in the area, which amplifies the disturbance.

Furthermore, the residents have raised concerns about the overheating of their apartments when windows are closed to shield them from noise. They propose that part of the mitigation for this new development should include funding for technical solutions to cool their dwellings.

Finally, the residents strongly oppose weekend working. They argue that the ambient noise is very low at the weekend, making any disturbance from building works particularly noticeable. They request that working hours be limited to weekdays only.

The residents have also suggested the provision of respite areas that they can use to escape the heat, noise, and dust. This could be in nearby hotels or other suitable accommodation.

In conclusion, I strongly urge you to take these objections into account when considering

this planning application. It is crucial that we balance the need for development with the wellbeing of our residents, particularly those living in social housing who may be disproportionately affected by such projects.

I understand that a petition is being submitted which demonstrates the strength of feeling on this issue. If we want to reset our relationship with residents, then the City of London must listen to the voices of residents when they speak on matters such as these.

Yours sincerely,

Jason Pritchard
Common Councilman for the ward of Portsoken
City of London

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Case Officer: Anna Tastsoglou

Customer Details

Name: Miss Sohima Ali

Address: 103 Guinness Court Mansell Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: From the time works has been carried out in Guinness court I had difficulty working home. It had been advised to use the hotel for quiet space which I could not understand why I am being pushed out of my home for a quieter place to work. Were my property is situated I go to the living room I have severe noise coming from the building works then going to my bedroom I have the street noise from buses, motorbikes and people shouting in the street. My home should be a place of comfort and a rest place, now my homes feels like a place I want to escape from. The surrounding from all noise around me has impacted my mental health severely to the point I have become sensitive to noise which leads me to feeling aggregated, snappy to family, having low moods to feelings really heavy on my head.

Works have been carried out yet safety measures have not been put in place. I am one of the many residents who are suffering and I worry for the vulnerable people the elderly residents the resident who actual have been diagnosed with mental health what measures have been put in place.

The average earners are suffering in the process. Once works are completed the rich move in and we receive nothing for our suffering There is no compensation for each householder for the years of noise we have and are suffering. We use our voice however our voice is not being heard. There

needs to be a change before one of the many residents end up having severe mental health.