

Comments for Planning Application 25/00905/PIP

Application Summary

Application Number: 25/00905/PIP

Address: Baltic Street West London EC1Y 0ST

Proposal: Application for Permission in Principle for the erection a self-build single storey dwelling with detached single storey garage and gardens on the existing paved pedestrian open space with 2no mature trees to be retained.

Case Officer: John Grierson

Customer Details

Name: Mr David Butcher

Address: Flat 61 Hatfield house Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

The site is part of the listed Golden Lane Estate. A building on this site would not be in keeping with GLE.

The property would be a few yards from Hatfield house and would possibly impact the amount of light that an already north facing building gets

There is already significant traffic on the street servicing the school and GLE therefore a n additional garage would add to congestion.

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Case Officer: John Grierson

Customer Details

Name: Mr Roland Jeffery

Address: 209 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I am surprised this application has been registered as it appears to lack all the necessary detail for it to be properly considered and determined. I would oppose any development on this site as doing severe harm to the setting Grade II and Grade II* listed buildings immediately adjacent to the application site; and on the basis of likely damage, both during constuction and afterwards, to the two mature plane trees on the site. I am not aware that the applicant owns this site or is likely to be able to acquire it, so there is negligable likelihood of a scheme here being realised.

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Case Officer: John Grierson

Customer Details

Name: Mrs Noreen Kay

Address: 11 Hatfield House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Due to the location of this self build dwelling, there are several reasons why this should be opposed. The character of the building will have a visual impact on the Grade 2 listed Golden Lane estate, namely Hatfield House, looking from Baltic Street. Besides noise, privacy and looking at preserving the two mature trees, the area is extremely constricted for a dwelling purpose and separate garage. If the trees were to be felled or damaged(it's not clear in the proposal) this would have an impact on any wildlife in the area. The trees are vital for shade and help in keeping temperatures lower in the area. Privacy for this dwelling will be non existent, due to being overlooked by Hatfield House.

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Case Officer: John Grierson

Customer Details

Name: Mrs Noreen Kay

Address: 1 Hatfield House, Golden Lane Estate, London EC1Y 0ST

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Due to the location of this self build dwelling, there are several reasons why this should be opposed. The character of the building will have a visual impact on the Grade 2 listed Golden Lane estate, namely Hatfield House, looking from Baltic Street. Besides noise, privacy and looking at preserving the two mature trees, the area is extremely constricted for a dwelling purpose and separate garage. If the trees were to be felled or damaged(it's not clear in the proposal) this would have an impact on any wildlife in the area. The trees are vital for shade and help in keeping temperatures lower in the area. Privacy for this dwelling will be non existent, due to being overlooked by Hatfield House.

From: [REDACTED]
To: [REDACTED]
Subject: Objection to application 25/00905/PIP
Date: 30 July 2025 13:35:06

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL

Hello,

I tried a week or so ago to submit an objection to application ref 25/00905/PIP. The comment didn't seem to submit and I have just tried again but thought I would email too.

I live next to the proposed site and strongly object to the application. Already there is a huge amount of noise disturbance due to the City & Islington Primary Academy just next door, reversing bin trucks at all hours and people gathering in the street from clubs nearby. In addition to the planned building work in the leisure centre, this would cause lots of extra noise disturbance to everyone living here. Baltic Street West is already busy and the building work would add traffic and block the road. There are two Disabled parking bays which we use often and need continued access to. The building would block light from the ground floor and first floor flats and would be very close to the kitchen windows of Hatfield House. It would make the existing flats feel enclosed and the new building would have no privacy at all. I can't see how the trees on the site would be undamaged by the building work, as the roots will extend underneath the whole site. The trees provide vital shade, especially with rising temperatures, and are important for wildlife and pollution. The proposed garage is against car-free development policy.

Thank you,
El Perry
24 Hatfield House
Golden Lane Estate
EC1Y 0ST

[REDACTED]

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Proposal: Application for Permission in Principle for the erection a self-build single storey dwelling with detached single storey garage and gardens on the existing paved pedestrian open space with 2no mature trees to be retained.

Case Officer: John Grierson

Customer Details

Name: Mr Alex Mosey

Address: 62 Hatfield House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: My objection to this proposal is based on the following key concerns:

1. Impact on Heritage and Character

The development site sits within the curtilage of the Golden Lane Grade II listed estate. The proposal appears incongruent with the architectural and spatial character of the estate and risks undermining the historic value of the setting. I urge the planning team to consider the potential long-term impact on the estate's integrity and the estate's amenities this would replace (cycle stands only just installed, greenery).

2. Loss of Daylight and Privacy

The proposed building would severely impact natural light to the lower ground, ground, and first floor flats of our building as it would be within 5 meters. These units are already partially shaded due to the estate's configuration, and the additional obstruction would result in a material reduction of daylight and sunlight, contrary to established BRE guidance as I understand it. Furthermore, the proposed structure would compromise the privacy of these homes, as it introduces new, close-proximity sightlines into previously shielded living spaces.

3. Ecological Disruption

The construction would require the removal of two large, mature plane trees that are vital not only to the estate's visual amenity but also to its ecology. The loss of these trees would be detrimental to local biodiversity and green infrastructure.

4. Construction Impact

The scale and location of the proposed works present concerns around disruption for existing residents and the neighbouring primary school. This includes potential noise, dust, and access issues, particularly during term time.

In light of the above concerns, I respectfully request that the application be reconsidered or rejected in its current form. I would be grateful to be kept informed of any updates or revisions to the proposal. Thanks.

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Case Officer: John Grierson

Customer Details

Name: Mr Iain Meek

Address: 10 Tudor Rose Court Fann Street City of London

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment:1 Remove the existing paving to allow rain to feed the trees and reduce storm flow into the sewage system.

2 Screw jack foundations to point load and minimise damage to the existing tree roots, and allow adjustment as the trees flourish under my care, and reduce CO2 production in cement.

3 Timber frame construction to minimise disruption during the build from dust & a long timeline, and trap CO2 in the material.

4 Increase planting on the site as a garden/ orchard - ref my earlier proposal of 11/10/2021 to Sue as CC or Aldersman.

5 Visual intrusiuon for Hatfield neighbours to be minimised by a single storey building under the tree canopies, so no reduction in daylighting or sunlight for Hatfield residents a swell below the horizon.

6 Amenity buffer to be improve buffering for Hatfield residents amenity by inserting a building and garden fencing pushing pedestrian gatherings further from and screened from Hatfield House- currently only 5metres of open air separates residents from the open public area, an extension of Highways footways.

7 I hope to include a water feature at the sharp end to replace the long-lost Goswell Road Besley Memorial fountain and to improve residents' amenity in future hot Summers. ref my earlier proposal for a Great Fire 1940 Memorial, sent to you on 15/04/2025.

8 To future-proof my home by including a garage as I approach old age and a disabled driver status, having lost my invalid car garage when the new school was built and struggled with an unlit and insecure basement garage at the far side of GLE almost under the Shakespeare.

9 Overlooking & privacy- no worse than any of the existing Hatfield gardens or those elsewhere in

GLE.

10 CityPlan2040 compliance, and specifically Policy HS8 self and custom housebuilding

11 Maximises housing provision.

12 Inside the Corporation's defined 'residential area'.

13 Outside the Listed boundary.

I fully intend to retain the 2 mature trees NOT as Officers' MONDAY, 30 JUNE 2025 report!!!!

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Case Officer: John Grierson

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment:I wish to OBJECT to this application.

I live at in Hatfield House and my kitchen and bedroom look out over the proposed site. My objections are:

1. The site of the proposed house is included on the lease of my flat as a communal area. The site cannot be developed without changing my lease and, I assume, those of the other leaseholders as well.
2. The proposed house would be only about 4 metres from my windows creating a sense of enclosure and possibly impacting light.
3. The site is part of the listed Golden Lane Estate and a building on this site would detract from the listed buildings. It was designed as an open forecourt in front of Hatfield House and to change this by building on it would fundamentally change the design and aspect of the listed buildings and landscape.
4. The proposed house, even if it is one storey, would have an impact on the over shadowing and and sense of enclosure on flats in Hatfield House especially the lower ground floor flats.
5. Discussions are underway with the Corporation to landscape this area.
6. The site is open amenity space and has just had cycle stands installed.
7. There are two mature plane trees on the site whose roots will be under the whole of the area. It will not be possible to build on the site without disrupting the root systems and possibly killing

them.

8. The proposed garage will have to be accessed from Baltic Street West which is already overloaded with access to the Golden Lane Estate service road and service traffic to COLPAI.
9. The proposed garage would be against car-free policy.

I would ask that this application is rejected.

i would also ask that my name and personal details be redacted.

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Case Officer: John Grierson

Customer Details

Name: Mr Paul Drinkwater

Address: 41 Hatfield House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I would like to object to this application, and question its seriousness given the lack of detail contained within the application.

I believe this objection should be rejected for the following reasons:

1) Fire safety risk. A residential building is proposed on a site used by the COLPAI school as an assembly point for pupils and staff during fire alarms. It was used by rescue services to attend a tragic fire in a Hatfield House basement flat in 2023. A house in this spot could affect emergency access to Hatfield House and the School.

2) Loss of privacy and daylight for neighbouring flats. The proposed dwelling would be just 5 metres from the windows of basement flats within Hatfield House. It would create a sense of enclosure and block light into these flats, which would negatively affect the wellbeing of residents, which include elderly and vulnerable people.

3) Significant risk of ecological damage. The area on which a house is proposed includes two important mature trees that provide a green canopy with roots that extend under the whole area. It is not realistically possible to build on the site without disrupting and potentially killing the trees which would negatively affect the local wildlife, pollution levels and look and feel of Baltic Street West.

4) Impact on Grade II listed Golden Lane Estate. In the words of the City of London's Golden Lane

Listed Building Management Guidelines (2013), Hatfield House "occupies a particularly important place in the design of the estate, as it forms the Northern Boundary". The proposed dwelling would cause significant harm to the visual impact of the estate as viewed from Baltic Street West.

5) Increased traffic. The proposed garage is against the City's car-free development policy. It would need to be accessed from Baltic St West which is already overloaded from traffic serving Golden Lane Estate, local shops and offices, and COLPAI and acts as a 'rat run' for motorcycles and mopeds.

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Case Officer: John Grierson

Customer Details

Name: Miss Sarah Batty-Smith

Address: 130 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I object to this proposal as the area is part of a Grade II listed estate and not available to be built on. The land is not for sale. I am not sure why it's even being considered.

Additionally, not every spare bit of space needs to have a building on it. And apparently there would be no detriment to the trees in this area, however I doubt this very much, they would undoubtedly be damaged by the building work.

From: [REDACTED]
To: [REDACTED]
Subject: Baltic Street West, London EC1Y 0ST- 25/00905/PIP
Date: 04 August 2025 16:52:52

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL

As a resident of Hatfield House on the Golden Lane Estate I wish to object to this application. This is completely unacceptable and should be rejected by the planning department.

There are no merits to this application that can be discerned. The provision of electrical/gas and sewerage services might be problematical. This would be an incongruous eyesore without any architectural merit.

It is also difficult to see how the provision of a garage could be fitted in the space available. This could also cause traffic and parking problems, as well as being a danger to pedestrians and cyclists in Baltic Street West.

Yours sincerely,

Raymond Hamilton
27 Hatfield House.

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Case Officer: John Grierson

Customer Details

Name: Pablo Abellan

Address: 307 Crescent house Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to this application in principle.

Baltic street west is already saturated with noise pollution from the car park entrance and school entrance and any additional residential amenity would be detrimental to this environment.

The site should remain a green space and the two plain trees protected including their roots.

Any structure built on this plot would also block light to properties at ground and lower ground levels of Hatfield house, a listed grade 2 estate and part of the Barbican conservation area.

For these reasons this application should be denied.

Regards

Pablo Abellan

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Case Officer: John Grierson

Customer Details

Name: Mr Andrew Gault

Address: Golden Lane Est, Baltic St West Golden Lane Estate Not recorded

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I'd like to object to this planning application. The area in application is a useful tree-lined pedestrian area to separate the street and Hatfield House on GLE. The area is used by parent's and families waiting for kids to arrive a the primary school and by residents and the general public.

I believe the loss of daylight to the lower ground floor and ground floor flats would be significant especially in the darker winter months. There are two wonderful trees which provide a wonderful aspect from kitchen and bedroom windows in Hatfield House.

I also think the area is already highly built-up and open public spaces are needed on a busy residential and office building space.

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Case Officer: John Grierson

Customer Details

Name: Dr N Deakin

Address: 372 Lauderdale Tower Barbican, London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I wanted to register my objections to this proposal.

It will significantly detriment the Listed Golden Lane Estate, and in particular the setting for Hatfield House and the northern entrance to Crescent House.

It takes away a small pocket of green space to the north of the Estate on the fringe of the City. This will have detrimental environmental impact despite the mitigating actions outlined in the 'supportive' comment here from someone I can only suppose has made the application for themself.

There is no need to develop every pocket of space. I don't think I need say more. This application shouldn't even have progressed to this stage and the site should be designated part of the conservation area and Listed park and garden in my view.