

Panayiotis Konaris

Date:22/5/2023

5, Aenias Str.

Strovolos 2013

Nicosia

Cyprus

[REDACTED]

Flat 11 Benjamin House (OWNER)

Cecil Grove London NW8 7EF

RE: Planning application No 2022/5392/P

Dear Sir

I am writing to voice my objection to the building of additional flats on top of the building Benjamin House Cecil Grove St John's Wood NW8 for the following reasons:

Such projects lead to tremendous disruption and inconvenience to those residing in the block for a substantial period of time due to noise from drilling from above, the erection of scaffolding for a long period of time outside the block, the unsightly shrouding of the block in safety netting, the placement of skips and building materials outside of the block

This block is only 7 years old and I feel that the applicator should have foreseen their wish for additional flats at the time of building and not subject us to this now. Personally I was planning to put up my flat for sale but I am sure such a building venture will certainly prevent the salability of my property.

Specifically

- 1) I will not accept, by any means, that the block will be enclaved in a scaffolding structure with netting which will cover the whole block including the front facade. I will need assurances that this will not happen.
- 2) I will not accept any kind of elevator, for lifting materials or workers to be erected at the front of the building, at any time. I need assurances that this will not be the case.
- 3) All skips, temporary prefab offices and lorries will NOT be permanently placed/parked on the grounds in front or to the sides of the block. Especially they will NOT take up the spaces that are normally dedicated for owner/visitors parking places. They will also NOT obstruct access to the Block.
- 4) All dirt and dust created by the building works must be cleaned/removed daily ensuring that the tenants/owners and visitors can enjoy their dwellings in a clean and tidy surroundings. Any dust covering the front glass façade MUST be cleaned at the contractors expense.
- 5) Any water-leaks or of other materials will be remedied immediately and all cost of damage to property must be met by the contractors. Will need assurances to this effect.

6) Lifts dedicated to carry owners and tenants and visitors inside the block will NOT at any time be used by workers going up and down to carry out their work.

Of course the above are only but a few of the items one must consider while accepting this application. And this does not even include who will pay for the economic consequences for me and other owners who wish to **sell/rent out their properties during the works and are unable to do so.**

I have a long and very bad experience of people building on top of my properties, and I shall not hesitate to seek legal advice if the conditions above, and others which might ensue at a later date, are not met to myself and other owner's **full satisfaction.**

Anxiously awaiting for your early response

Kind regards

P Konaris

BSc(Lon), MPhil,

C Eng MIMech E