
From: matt feingold [REDACTED]
Sent: 12 June 2023 13:19
To: Planning Planning
Subject: Objection - PLanning Permission 27 Gascony Avenue 2nd & 3rd Floor Flat

[REDACTED]

Hello,

I want to object to planning proposals for the 2nd and 3rd floor flat at 27 Gascony Avenue. I am the owner of the 2nd floor flat. Working in construction I know that these are absolutely not feasible and I totally object. As I know does the current objector of the 1st floor flat.

It appears that an extra floor (ie. a new 4th floor) on the house is proposed with an expanded 3rd floor. The description 'full length dormer' that is used by Ms Myatt as I understand it, usually means turning a roof into a floor of a building, without retaining the original form of the roof. Also, the letter refers to 'an extra bedroom on the existing roof terrace' (not shown on the plans provided) plus a new terrace, the details of which are unclear.

Further detailed plans/drawings/specifications are required including (sections and) elevations (which would be required for planning purposes anyway) as only these can identify the exact impact on the height of the house and the roof. The extent to which the garden flat will be overlooked in a way that it currently is not, and impact on light is relevant, but is unclear from the current material.

Other relevant information includes:

- a schedule of works, to understand the full scope of the of works
- a programme of works, to understand when the work will be carried out and what the programme is for obtaining planning consent, etc
- a method statement associated with the schedule of works to address matters such as the impact on the common parts, impact on other tenants, etc.

The landlord also should consider that substantial rebuild of this nature is likely to impact materially on our buildings insurance cover and possibly the manner in which it is apportioned between the three landlords/freeholders, etc.

This is a small property in which significant works are intended to the structure of the building. How will this be managed? This will cause major disruption to everyone else living in the building, hence why these works have never probably been done. It will also change the roof structure of the bulding to be completely different to any others on the road.

I hope you clearly see the reasons for objections.

Regards,

Matt Feingold
27 Gascony Avenue