

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2644/P	7 Kingdon Road Limited; 7 Kingdon Road Management Company Ltd	31/07/2024 07:09:28	OBJ	<p>The following comments are made on behalf of 7 Kingdon Road Limited, which owns the freehold of the building of which the basement (or garden), flat at 7 Kingdon Road comprises part, and 7 Kingdon Road Management Company Limited, which is responsible for the management and maintenance of the building.</p> <ol style="list-style-type: none">1. Notice of the application has not been given in requisite form under Article 13 of the Town & Country Planning (Development Procedures)(England) Regulations 2015 to shareholders in 7 Kingdon Road Limited. The applicant's agents have certified that notice was given on 19 June 2024 to the three other owners of the building. However, no such notice has been received by any of the other owners named in the application.2. The proposed works involve building upon and incorporating part of the retained parts of the freehold building at 7 Kingdon Road, i.e. parts of the external wall of the property and part of the party wall dividing the property from 9 Kingdon Road; all retained parts are excluded from the property of the basement flat. There has been no structural survey setting out the likely impact of the works on the external wall or party wall.3. Under the terms of the applicant's lease, the applicant requires the consent of both the freehold and management companies for any addition to the property or to cut or maim any structural parts of the building. In May 2024 the freehold company advised the applicant that the proposed works would involve building upon and enclosing parts of the retained parts; it invited the applicant to seek legal advice before seeking consent for the works. The freehold company has not received from the applicant any submission as to how the proposed works might be permitted within the terms of the lease of the basement flat. Therefore, the freehold company and the management company has yet to give its consent. <p>In the circumstances, the freehold and management companies object to the application.</p>
