
From: Nick Moran [REDACTED]
Sent: 26 August 2024 00:02
To: Planning
Subject: Application Number 2024/3123/P

[REDACTED]

[REDACTED]

To Whom It May Concern,

As A resident in close proximity to the suggested extension I would like to object to the proposed extension Gleb Court on the following grounds:

It has come to my attention through consultation with a professional architect that the suggested plan for the extension is not possible as submitted.

The extension will go on above a mansard structure not capable of supporting the additional build, and the actual construction will need to be far in excess of the suggested height and will need additional support for external pillars that will be far more intrusive to the street, the mews and are indicated in the plans.

The true height of the building will be in excess of 18, and as such require two additional fire escapes, which will impact of the listed aspect of Grade 2 listed Grafton mews and the aesthetic of the residence of Grade 1 Listed Fitzroy Square.

The plans also use the as yet unbuild extension to the neighbouring building Cleveland Court, as a precedent.

This building has dubious legality in its building authorisation as many of the residents were not aware of the approval, and may yet be overturned. Taking a precedent of an unbuilt structure is not legitimate.

The building will cause a massive distribution to all of the small businesses on the ground level.

Many of them have complained to me personally. They fear the lack of passing trade and foot fall over the proposed building period and the apart from the additional 6 months that the actual structure will take to complete could put them out of business.

I would like to see a plan that includes a realistic stress structure report that include the genuine height of the building, the stanchions required to hold it up, the additional fire escapes before any realistic approval can be sorted. I feel that the council is being duped.

Your Sincerely
Nick Moran
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