

From: becca djan

Sent: Friday, October 18, 2024 5:46 PM

To: Planning

Subject: Appeal - Hylda court Planning application 2024/4134/P

Hi There,

As a resident of the building in question I would like to appeal the current planning application for Hylda Court 2024/4134/P, which comprises of garages being knocked to make way for 3 houses and a roof top extensions on a number of grounds.

Firstly none of the residents have been notified about the potential for such huge disturbances in our living space and area.

Our rents have been increased significantly by about 40% in the past few months, despite them already having put this application in knowing full well the works will affect living conditions. The price should remain as it was or even be reduced if we are to expect such an upheaval to daily life.

Personally there are a number of fixtures, fitting and updates to bring my property in line with this price increases, that they refuse to do, which creates a bad taste knowing such money will be poured into increasing revenue rather than making the current tenants properties liveable.

My main concern is that there is a huge and ongoing damp issue throughout the whole building that has been gradually worsening over the past 3+ years. All external walls are damp and mould is a big problem in every flat that has external walls. Without going into full details, this has been continuously escalated over the years resulting in a professional damp expert coming to assess the flat. His conclusion was that when the building was refurbished about 7 years ago all the windows were changed to double glazing which is not in keeping with the older building structure and so it breeds more damp than a contemporary building would. That all the outside of the building needed

treating and a proper survey needs to happen across the building and that it was a big job, that will just keep reoccurring until it is properly looked at.

One of the walls in our property is a stud wall which he thinks was at one point built as a cheap fix to bring the wall in as the existing was too damp to be interior. He thought that within the air gap between the two walls is full of mould and wanted to investigate further by cutting a hole and checking. He took all this information back to the Agency, however we never heard anymore of it. I guess the quote was too high and their priorities are to squeeze more people into an already very full space.

I worry that just putting another two buildings on top will amplify this issue, and also that there is already a serious potentially harmful to health problem that already needs the funds to solve it.

The building surroundings in itself are not particularly large. I think the materials and equipment needed to build such extensive works will have a hugely massive affect on everyones day to day lives. The side of the building is only as wide as one car, and I think parking our bikes in the shed out back will become an issue. After having a couple stolen from out front and a notorious organised bike thief living on our street it is not an option to park them anyway other than the bikeshed.

Likewise with out 4 parking spaces out front, these should be still available to residents as are in full time use and should not used for building work machinery.

Another concern is the use of the lift and it not being available, for multiple reasons this needs to remain constantly functioning.

I cannot fathom how it would be possible to do both works (roof extension and buildings at back) at the same time without it having a huge affect on existing tenants.

I and I'm sure many others often work from home. There will be without doubt extensive scaffolding, this creates privacy and security concerns. A previous flatmate had all her jewellery stolen during the last refurb, so we know that the contractors Hamways are likely to hire are not necessarily reputable or trustworthy.

This will also affect light coming into our building and in turn our standard of living. The noise will be unbearable, particularly as the concrete infrastructure means sound already moves weirdly around the building and it can often sound like neighbours from the other side of building are actually in your house. Building works on top and from behind is too encompassing.

For the extent of time this takes for these works to be completed it will be completely upon and affecting us and I can imagine will be quite unbearable for multiple more reasons than I can think of at this time.

Also this is just a personal concern, but Hylda Court is a beautiful and historic modernist building. Many Modernist Architectural tours come here and people admire it often. Despite the proposed works being seemingly aesthetical sympathetic it's very sad to plonk another set of building work on top purely for financial gain. Surely this has to be some historical trust that can prevent this.

With all my being I really hope this application does not go through.

Much appreciated,

becca djan