

From: MO ABUDU
Sent: Mon Dec 02 05:04:22 2024
To: Planning
Subject: OBJECTION TO THE APPROVAL OF APPLICATION 2024/3048/P
Importance: Normal

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[REDACTED]

My name is Mo Abudu and I am the owner of Flat 3 Kings Court, 523 Finchley Road, London, NW3 7BP. I am sharing my comments again in objection to the approval of application 2024/3048/P for the following reasons:

- 1. Lack of Structural Assessments:** The building, constructed in 2010, was not designed for additional floors. No structural evidence has been provided to show that the building can support the load of an extra storey, let alone two. This raises serious safety and feasibility concerns.
- 2. Impact on Building Character and Surrounding Area:** I oppose the two-storey addition, as it would disrupt the visual harmony of the building and its surroundings. The building was designed to match the area's character, and the proposed extension does not align with this intent, particularly in the sensitive Finchley Road Corridor.
- 3. Insufficient Refuse Management Capacity:** Adding three more units to the building, which currently has 11, would increase the number of households by nearly 30%. The existing waste management facilities are already inadequate, and there is no capacity to accommodate more units, compromising residents' rights to proper amenities.
- 4. Amenity Impact on Neighbours:** The proposed development would lead to a loss of light and privacy for neighbouring properties. Some rooms in nearby properties would still be negatively affected despite the Daylight and Sunlight Assessment revisions.
- 5. Parking and Congestion Issues:** The proposal includes a car-free agreement, but the lack of on-site parking will increase congestion. The suggested cycle spaces are insufficient and no clear location has been identified for them. The building is already at full capacity.
- 6. Profiteering Concerns:** The proposal prioritizes the freeholder's financial gain over leaseholders' interests. The freeholder's risk is minimal compared to the potential negative impact on leaseholders. This development threatens the property's value and integrity.
- 7. Insurance and Indemnity Concerns:** Another critical issue is who will indemnify us against any loss or damage to our property. Has the leaseholder secured insurance to cover all foreseeable and unforeseeable damage that these additional floors could cause to our property? This is a significant concern that needs to be addressed.
- 8. Another key reason for requesting the denial of this appeal is the anticipated impact on access to the building and shared facilities.** The proposed works would likely limit or obstruct entry points, disrupt elevator service, and create additional barriers for residents trying to access their homes. This would cause significant inconvenience and may even pose safety concerns. Such disruptions further infringe on

our right to the peaceful enjoyment of our property, as guaranteed by our leaseholder agreement.

In conclusion, I believe the Council should not approve a planning application lacking structural assessments, misaligned with the building's aesthetics and the surrounding area, where amenities cannot support expansion, and where neighbours would lose light and privacy.

Best,

Mo Abudu

Mo Abudu | Chief Executive Officer
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