

Parnjit Singh

From: George Thaddeus Buff [REDACTED]
Sent: 08 February 2025 21:54
To: Planning
Subject: Planning Application - 2025/0249/L - Derby Lodge Britannia Street London WC1X 9BP - comments

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Dear Sir/Madam

I am writing with the following comment for: Planning Application - 2025/0249/L - Derby Lodge Britannia Street London WC1X 9BP.

I am concerned regarding the cost of the repairs and their necessity. Given residents did not ask for the better homes external project, during which these problems have been discovered, it seems unfair if the council is also asking leaseholders to pay to repair the balconies. I am also concerned that this is an example of mission creep by the building contractor. They are asked to do the windows, and hey-ho, they've managed to wangle a balcony repair job as well. The building is listed and it is not reasonable to apply modern construction analysis. Unless it is shown by an independent body that the structures are unsafe, the works should not proceed. If the works are to proceed, the freeholders ought not pay. And there must be a cost-controlled process for the works - including rival contractor bids to ensure a fair price.

Best wishes

George Buff
Leaseholder of flat 7 derby lodge.