

Good morning

Everyone seems to have missed the main point here.

This area/land is governed by a Deed NGL426914 dated 28 November 2008, as attached -see the coloured/shaded area on the Land Registry document which I understand has already been forwarded to you by one of the leaseholders of Blair Court who is also a shareholder in Blair Court Freehold Limited

This Deed was granted as a court order 14 March 2008 . This was a consent order CHY07481 in the Central London County Court, this was granted a part of the enfranchisement undertaken by the majority of the leaseholders of Blair Court.

Blair Court is granted the following:

6.1 A right of way with or without vehicles to pass and repass over and along the Brown Land at all times for all purposes connected with the use and enjoyment of the property – the erection of 6 storage units will take away this right and infringe the consent order.

6.3 The right of passage and running of water and soil gas and electricity television and telephone signals through the sewers drains pipes wires cables and conduits in the Brown Land insofar as the same are now or may be in the future be connected to and serve the Property together with the right to enter the Brown Land for the purposes of repair maintenance and renewal of the said items and installation of additional items the person so entering making good any damage caused in the exercise of the right.

The CGI images attached to the revised plan on 14 April 2025 show what an eyesore these proposed 6 storage units are going to be in the rear area for both Blair Court and the residents of Middlefield, not to mention that the access to the bike store and emergency exit from Blair Court lower garage is severely restricted and heaven forbid in the event of a fire anyone trying to get out of the garage would literally hit a brick wall, there are open windows on the side of the garage and these are also impaired by the brick wall., so any smoke from a fire would not be dispersed. To state that there is sufficient space is not acceptable.

There is also the security issue for the car park spaces on the Blair Court's land which is the area not shaded shown on the Consent Order page 8 where the "road/ramp" is marked as the proposed storage units block these cars belonging to the residents of Blair Court. The very narrow area between Blair Court and these proposed storage units is a dark area which will attract undesirables – in our first objection we did make mention that we had moved the fire door forward to the outer part of the lobby because such people were lurking in this area. Blair Court's security cameras currently cover that whole area and whilst we can install further cameras, this is not an expense or task we should have to be covering because our rights are being infringed

The rights of the Blair Court Freehold Limited will be infringed by these proposed storage units and as the Company Secretary and the managing Agent for the building we ask you to take all the objection made seriously for the benefit of the residents and leaseholders of Blair Court.

Kind Regards

Edelle Carr