



Comments Form

Name SIDHARTH MEHTA

Address FLAT 4 GABRIELLE COURT, 1-3 LANCASTER GROVE, LONDON NW3 4E

Email address. 

Telephone number. 

Planning application number 2014/5806/P

Planning application address GABRIELLE COURT, LANCASTER GROVE, LONDON NW3 4EU

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

I own and reside at Flat 4 Gabrielle Court and am also one of 3 Directors of Gabrielle Court Ltd (the freehold company for our block). The windows we planning to replace were fitted in 1979 and no longer function properly:

- The 36 year old mechanism is very stiff now and many windows are jammed shut which is of course a serious fire hazard.
- They do not have key locks so do not meet many insurance company minimum requirements.
- They are single glazed so are not secure.
- As single glazed windows they have terrible heat insulation (we suffer from very bad drafts). This is of course environmentally unfriendly as the central heating has to compensate.
- They attract a lot of condensation, which causes bad damage to nearby walls, ceilings and soft furnishings. This condensation aggravates my allergies and asthma. Many owners have had to install dehumidifiers.
- They have very bad sound insulation properties - our new-born baby and us are often woken up by the sounds of foxes etc. late at night.

The replacement aluminium framed windows we are installing are in a similar grey finish to those we are replacing. The configuration of the frames will be a like-for-like replacement of those we are replacing. Of course the new ones are slightly thicker frames than the single-glazed ones we are replacing, but this cannot be helped as modern double-glazed frames that are regulatory compliant are by definition slightly thicker – we have chosen the thinnest frames available from the fabricator that meet the U-value insulation regulations.

It was agreed at an AGM of our freehold company that the windows should be replaced. This is a freehold responsibility under the terms of our lease so a Section 20 Notice process has been correctly followed and the funds are now all in place. The vast majority (but not all) residents of our block were supportive, but as it is a service charge item it was decided democratically by the majority and is not an opt-in project. As a flat owner I am fully supportive of the proposals, but as a Director of Gabrielle Court Ltd I am also in a position to say that the freehold company of our building is fully supportive of the proposals and have followed the appropriate tendering and consultation processes.

Please