

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3071/P	Robert Williams	First and Second Floor Flats 83 York Way London	13/08/2016 12:15:03	WREP	<p>Dear Sir/Madam,</p> <p>My wife and I are long leaseholders of the First and Second Floor Flat at 83 York Way.</p> <p>Whilst we do not object to the proposed application - indeed, we welcome the proposal to improve the quality of the frontage - we wish to make the following points:</p> <p>(1) The chimney breast between 81 and 83 York Way must be retained - the proposed roof terrace on the second floor will be adjacent to our roof terrace. The chimney breast currently provides us with a degree of privacy which will be all the more important once the roof terrace on the second floor is brought into use. The chimney between 83 and 85 York way was taken down approximately 3 years ago (we believe without planning permission) and has significantly reduced our privacy. It would be unacceptable if our privacy was further compromised as a result of the application. Although the application plans appear to propose the retention of the chimney, we are anxious to ensure this is secured, perhaps by way of condition.</p> <p>(2) The chimney breast on the 81 York Way side needs to be repaired - The chimney breast has been maintained on our side (83 York Way) and is in good condition. However, the same cannot be said in respect of the side of the chimney which the owner of 81 York Way is responsible. We understand that the Council (a Mr Pindoria) wrote to the current owner of 81 York Way (Mr Bancroft) in or around July 2013 regarding the condition of the chimney breast on 81 York Way. In particular, we understand that it was suggested that a dangerous structure notice may be served on if works were not undertaken by Mr Bancroft to rectify the issue. No such letter was issued in respect of our property because, as aforementioned, the chimney breast at 83 York Way is in good condition. As far as we can tell no works have been carried out to the chimney breast at 81 York Way and we presume the condition has further deteriorated. The application plans do not appear to indicate any works being undertaken to remedy the poor condition of the chimney at 81 York Way. We suggest that it is necessary for a condition to be imposed requiring the applicant to undertake repair works to the chimney.</p> <p>(3) Working hours and construction management plan - as the proposal is for development in a residential area, and given the close proximity of our property to 81 York Way, we are concerned that the construction works should not have an adverse impact on our living conditions, and those of our neighbours. We therefore suggest that the construction working hours are limited to the hours of 9am to 5am, Monday to Friday only. In addition, given the substantive works to the rear (where we understand a wholly new extension is proposed, not simply refurbishment of the existing structure) and to the roof, we suggest that a construction management plan be agreed with the Council dealing with matters (such as) notifying neighbours when particularly disruptive building work will be undertaken.</p> <p>Kind regards,</p> <p>Rob and Charlotte Williams</p>