

Dike, Darlene

From: Anik [REDACTED]
Sent: 08 September 2016 17:19
To: Planning
Subject: Comments on planning permission number 2016/4352/P

Sent from my iPhone
From Mr: Mohamed sadek Bouanik
Trio D'or cafe ltd
1 guilford street wc1n 1dr
[REDACTED]

Dear Sir ,Madam

I'am the leaseholder of the shop at ground floor of the address above since 1997.
I'am aware that the landlord has the right to refurbish his building as I have the right to occupy this place in a safe and peaceful environment and with respect. I'am very disappointed the way I 'm treated by the Landlord who didn't show any consideration. All the flats were emptied without me knowing, until one the previous neighbors told me.i had no clue what 's going to happen.
Contrary to the clause 28 of this application, I wasn't served with any notice. I saw the application on 25/08/2016 attached to the electricity pole outside.

I'am very concerned about the following :

- My shop hasn't been surveyed (see plans) nor by the landlord 's architects or the officer from Camden council (clause 5 : pre-application advice) on 30/06/2015 , eve though this shop covers a big part of this building.

- The Landlords's survey didn't show the real "Etat des lieux " of the building , for example: the state of the ceilings and the floors witch we share. How can we create nice and luxury flats with rotted wood timbers in all the floors and ceilings. With all the planned work, it can cause structural failure.

- In the plans (existing or proposed) it was mentioned a blocked window in the kitchen , but the fan extractor on it wasn't mentioned, although it was there since I took the shop. What's going to happen to this fan because I can't imagine the kitchen without it , no ventilation at all , even the chimney is blocked according to the landlord.

- The shop and flats share the same electricity cable (from the pavement outside until the basement) where it splits in two 60A fuses , it will connect to the meters. (from the fuse to my meter was renewed by myself) , please note that I have no access to the basement). The landlord verbally said one year ago that they will connect from the main cable .

- Scaffolding and hoardings :

in the site plan , my shop is surrounded and clotured. If this application is granted , I want assurance that the scaffolding will be erected at the right time and dismantled as soon as possible, I have more than 8 preferred seaters on the terrace witch is 50% of my shop capacity.

- Health and safety :

There is no mention on this application about the effects and remedy of the noise , vibration from the demolition work and the dust and the smell . As you know this is a sandwich and food shop .

- Effects on the business :

Landlord needs to take in consideration the devastating effects and the loss my business will incur during all these works .

Finally, I think a visit to my shop from Camden council is more than necessary.

I hope theses comments and requests will find a good reception and fall in the hands of people with good sense of responsibility and comprehension.

Yours faithfully

Mr. Mohamed s Bouanik
Trio D'or cafe ltd
1 guilford street
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