

Dike, Darlene

From: Gita Ranabahu [REDACTED]
Sent: 24 February 2017 11:33
To: Planning
Subject: RE: WELLINGTON HOUSE, 30 ETON ROAD LONDON NW34SY - REF:2017/0768/P

To: Development Management, Regeneration and Planning, Camden Town Hall.

Dear Sirs/Madam

I own a share of the freehold for the above block for the last 28 years. We have been doing refurbishments from time to time costing us a lot of money. A new shareholder who has become a Director (Barry Maisel) wants all balconies now done which will cost us a lot of money. My balcony (Flat 6) and Flat 16 was made unsafe around 2008 by the refurbishments that was done at the time. I requested the Directors of my position and was told the balcony was my responsibility. According to our lease the balcony belongs to each shareholder, ONLY THE STRUCTURAL PARTS belong to the Freeholder. I have got letters from Dillons (Managing Agents) and a Invoice to prove I have had to pay for my balcony. We had a Shareholders Meeting on 8th February 2017, where I was shocked to hear from Barry Maisel (Director) that he would be able to go around of a way by getting the surveyor to say that the balconies are a Health & Safety issue and needs to be done so that the shareholders will be forced to pay for all the works, although the Lease says only structural repairs can be forced by the Landlord.. I have emailed them after the Meeting that the Health & Safety Legislation should not be abused in this way. I am happy to forward you my email if you request it. Mrs Maisel made the comment that Hampstead buildings and Provost Court look nice and so should we. Our building is not that old. The surveyor's David Davies registered address is the same as our Managing Agents. He was the person who was responsible for the refurbishments done by Linbrooks in 2007/2008. Most shareholders were unhappy as the works are now going to be re-done. Each flat paid a sum around £18,000 at the time.

Please consider this application before giving approval with the information I have provided as this is a conservation area.

Thanking you,
Yours faithfully
Gita Ranabahu (Flat 6)