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**From:** Philip Klein <[REDACTED]>  
**Sent:** 12 September 2017 13:45  
**To:** Skelli-Yaoz, Tania  
**Cc:** [REDACTED]  
**Subject:** Application 2016/5923/P - Froggnal Court NW3  
**Attachments:** Arun Associates Report on Fire Escapes May 2017.pdf

Hi Tania

I refer to our conversation a few moments ago.

As discussed, we have recently been contacted by leaseholders about the ongoing application to add 8 new flats on the roof above 1 – 12 Froggnal Court, Midland Court and Warwick House.

We have discussed the matter with our client Mr Martin Kingsley who is the Court Appointed Manager for all the blocks at Froggnal Court mentioned above as well as the rear blocks being 14 – 45 Froggnal Court. Accordingly I have copied Mr Kingsley into this email.

Mr Kingsley has asked me to forward on to you the attached survey that we had carried out earlier this year on the fire escape staircases. Whilst much if not all of the urgent repairs have been carried out in recent months by us, we would respectfully draw your attention to the conclusion on page 16 and para 5.3. **It is quite clear that the staircases are to be used only in case of emergency which is what they were designed for and we have accordingly made it very clear to all existing leaseholders and their tenants that the staircase are to be used in the event of an emergency only.**

You will be aware that the amended proposals (so I understand) provide that access to the new flats will be **only** by way of these fire escape staircases which would mean that there would be **no safe way for future occupants of these flats to enter their flats.**

Mr Kingsley has asked us to relay this information to you in order that you consider this issue when deciding on the application before you.

I would also add whilst writing that the rear blocks have suffered immeasurable damage due to the way the ongoing development above the rear blocks has been planned for and undertaken. I am aware that Mr Kingsley would like to discuss with you some key planning provisions that he feels should be put in place should you decide to grant planning for this application in one form or another. For example, Mr Kingsley feels that it is essential that it be made a condition that a full scaffolding roof be erected above the development throughout the duration of the development, amongst other measures. It is possible that Mr Kingsley may be contacting you directly to provide you with his reservations.

Kind regards

Philip Klein | Director



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