

From: Francesca Vergani [REDACTED]
Sent: 04 July 2018 15:53
To: Smith, Kristina [REDACTED]
Subject: Planning Application 2018/0556/P. 5 Cleve Road

Dear Kristina,

I hope this email finds you well. I am writing you in relation to the **Planning Application 2018/0556/P**. Currently my partner Riaan Louw and I are renting [REDACTED] 3RG, our contract is for one year and expires on September 11 this year. Earlier this year we were asked permission for the renting agent (Greenstone Residential Estate Agency) to access the flat to check the number of rooms and layouts, the intention according to the request, was to check the flats and the building due to some decoration plans in the future. On the other hand, and based on the notice period and the expiry date of our contract approaching, earlier last week, we sent an email to the Management Agency (Group 2038) asking for the terms and conditions in the scenario of an extended contract and the progress in the 'future decorations' plans. We received a fairly simple response saying that based on the current planning request the intention was *to remodel the ground floor only and to extend the basement into the garden to make two additional flats*, that they were proposing a rent increase, and based on the construction works we were able to leave without penalty or notice. Finally, last night when we returned to our building there was a photo of the planning flyer (are you affected by this planning application?), and some printouts of the plans of existing and proposed plans of the planning application. As we could see the whole building layout is different (access, units, etc) and the number of units is actually shrinking from 12 to 10 flats.

Our main concern is that our flat is essentially a completely different one, access, walls, facilities and pipework will change. As professionals in the Architecture and Urban Design industry, we are quite aware of the implications of planning applications at a larger scale, however we are not really aware of our rights as tenants and residents in the area. Could you please give us a better understanding of the direct implications of this planning application?. In principle we can not support it as it will imply that we will have to move once the construction works commence, and all this without a transparent communication from the landlord.

Please let me know if you require any evidence of the abovementioned. I will be happy to collaborate to guarantee that our rights are respected.

Best regards,

Francesca Vergani

Francesca Vergani
Urban Designer

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