

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 December 2018 10:14  
**To:** Planning  
**Subject:** Applications No. 2018/5375/P and 2018/5376/L For the attention of Mr. Patrick Marfleet

Dear Sirs,

I refer to my telephone call on 27 December to the planning department in connection with the above applications, relating to Flat 9 23-24 Great James Street, and wish to register an interest in them [REDACTED] the freehold owners of the building ("the Company").

Without further details of the works proposed and without prejudice to such further comments as I or the other directors or members of the Company may have, the initial comments which I/we would wish to make are as follows:

1. Under the terms of his or her lease the applicant is "not to make any external or structural alteration or addition to the Property...".
2. The lease also requires the applicant " not to make any internal, non-structural alteration or addition to the Property or alteration to the plan, design or elevation of the Property, without the prior written consent of the Landlord, such consent not to be unreasonably withheld or delayed". Such consent has not, or not yet, been forthcoming, and I am unaware whether it has even been formally requested.
3. In the circumstances the present applications are in our submission at least premature if not inappropriate.
4. The whole building is listed, being part of a Grade 2 terrace. Any and all planning applications need to be considered in that light.
5. We (the directors of the Company) would be opposed to any proposals requiring scaffolding to the outside of the building.
6. It is essential that any development on the roof does not block, impede or affect the emergency access and escape routes over the roofs. It is unclear whether the proposed works would comply with that.
7. There are 15 other residential and 2 other commercial premises in the building the owners or residents of which might be affected by the proposed works and the disturbance they are likely to cause. The leaseholders of those premises might well have comments on the application and should at least be consulted.
8. The Company would wish to obtain its own building surveyor's report on the proposed applications and works, the cost of which should be borne by the applicant.

Yours faithfully

John Lackington

Sent from [Mail](#) for Windows 10