








Dear Patrick

 hat
 above
application (Application no. 2018/5375/P).

We wish to register an objection to the above-mentioned application:

- (a) from , as a resident () of the same building,
- (b) from myself as an owner of  in the same building, and
- (c) from  (copied) and  as directors of 23-26 Great James Street (Freehold) Limited (the "Company") (which is the company that owns the freehold to the building of which Flat 9 (to which the application relates) forms part) on behalf of the Company and the shareholders (excluding the applicant) of the Company) who are all owners of flats in the building.

We have the following objections:

1. The whole building is listed, being part of a Grade 2 terrace. The planning application needs to be considered in that light.
2. It is essential that any works on the roof do not block, impede or affect the emergency access and escape routes over the roofs. The current plans appear to block emergency escape routes. We have raised concerns with this direct with the applicant and have had no response.
3. We oppose any proposals that would require scaffolding to the outside of the building, or otherwise would materially disrupt the use of the building. We have raised these concerns with the applicant, but have had no response.
4. We believe that the application has been made in breach of the terms of the applicant's lease of the flat, which requires that applicant to obtain landlord's approval to any application. Further the lease requires the applicant "not to make any external or structural alteration or addition to the Property.... without the prior consent of the Landlord, such consent not to be unreasonably withheld or delayed". No such consents have been formally requested and nor have been given.
5. In the circumstances the present application is in our submission at least premature if not inappropriate.

Please don't hesitate to contact me if I can provide more information or assist in any way.

Best regards

Stuart

STUART JOHNSTON

Corporate Counsel

Europe, Africa, Middle East and South West Asia

T: +41.44.279.1303 E: stuart.johnston@hyatt.com
Hyatt International (Europe Africa Middle East) LLC
Balz-Zimmermannstrasse 7, 8058 Zurich-Airport, Switzerland



THINK BEFORE YOU PRINT: Please consider the environment before printing this email.

Follow us on:

