

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2895/P	Natalie Di Blasi	21/07/2019 21:25:47	OBJNOT	<p>Dear Sir/Madam,</p> <p>I would like to object to the proposed planning application 2019/2895/P [REDACTED] [REDACTED] currently own one of the flats that will be located directly below the proposed development. I also own [REDACTED] which still has the on-going roof developments that started in the Autumn of 2016.</p> <p>The construction of the back flats started in the autumn of 2016 and the works are still not complete. There have been many construction issues, which have been a burden for the leaseholders.</p> <p>Please note some of the issues below.</p> <p>During the building work of building 14-29, 3 of the 4 top flats were flooded, the stairwell was also flooded. Both health and safety issues. It resulted in people having to vacate their homes.</p> <p>No compensation has been offered for the flooding. This has impacted on insurance premiums, which have increased substantially.</p> <p>The developer used our communal electricity, which they contributed to financially for 1 year only.</p> <p>They have contributed nothing towards service charges, even though damage was caused to the stairwell and communal door due to the flooding.</p> <p>Another financial issue was the expectation and requirement to contribute to the new elevators, which we did. None of these elevators work! Another cost to us.</p> <p>The chimney flues have not been treated properly, they have not had steel flue liners inserted down them, this has resulted in a lack of draft going down them, to be able to suck out emissions. Another health and safety/carbon monoxide issue.</p> <p>I fear if planning permission is given for the development of the front flats, the same mistakes will be made and us the leaseholders will again suffer the emotional and financial stress.</p> <p>The council cannot allow this application to proceed knowing that the leaseholders of the back building had suffered at the hands of the developer/owner and had to pay for any damages caused by the construction. The council should not pass this application based on what has already happened at the back flats, and the lack of accountability that the developer has shown. We the leaseholders will again have to shoulder the financial and emotional burden if the development goes ahead.</p> <p>Kind Regards Natalie Di Blasi [REDACTED]</p>

Application No: 2019/2895/P
Consultees Name: Riccardo Di Blasi
Received: 21/07/2019 20:05:41
Comment: OBJ

Response:

Dear Sir/Madam,

I would like to object to the proposed planning application 2019/2895/P. I am the co-owner of [REDACTED] and currently own one of the flats that will be located directly below the proposed development. I also own [REDACTED] which still has the on-going roof developments that started in the Autumn of 2016.

As you are aware, the same owner/developer has already built above the flats located on the back of the property of Frogna Court. The construction of the back flats started in the autumn of 2016 and the works are still not complete. There have been many issues with this construction period, all of which should be considered as the owner/developers did not rectify many of these and the leaseholders were left to bear the cost.

The council should not pass this application based on what has already happened at the other building. It is clear that the landlord/developer have not taken responsibility for the damages caused by their development and the leaseholders have suffered severe hardships both economical and emotionally. The council now has a responsibility to reject this planning application on this basis. Please note some of the issues below.

During construction 3 of the 4 top flats in our building 14-29 were flooded and the occupiers had to vacate the property. Furthermore the noise was intolerable.

The developers would not compensate for the flooding, albeit they acknowledged the fault and as a result the insurance premiums for our flats have increased [REDACTED]. Why should the leaseholders now be liable for these increased insurance costs, let alone the direct costs that the leaseholders of the directly owned flat have had to bear.

Other issues that we experienced was flooding down the main stairs, damage to the external doors and my flat had a piece of scaffolding fall down and hit the window. Again the developer had accepted the incident but will still not compensate.

During construction the builders tapped into our communal electricity supply and contributed to the bill for 1 year only. There was at least another year if not more where they were still using the electricity but not contributing towards it.

The flats have now reached lock up stage, however they are not contributing to any of the service charges. The site has done extensive damage to the car park with the cranes and used other services however the rest of the flats are still bearing the costs of the service charges. Some of the repairs done to the building as a result of the development have been paid by the current flats.

As a result of the development we were required to contribute to the new elevators in the building. Non of these elevators are operational. They were the wrong size and extensive work had to be done to the resizing of the elevator housing on each level. As a result the space in front of my door entry has been reduced. I can no longer move in large furniture or items through the main stairwell, and will have to bring them through the fire escape which is dangerous and poses a safety risk whenever furniture is moved.

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As the owner of flat [REDACTED] within the building which the new planning application is for, I now risk all the issues experienced by the back building, knowing that the developer has not made good any of the damages they caused, and all the leaseholders will be out of pocket again.

The council cannot allow this application to proceed knowing that the leaseholders of the back building had suffered at the hands of the developer/owner and had to pay for any damages caused by the construction.

The planning application allows for the stairwell to be extended to the roof. This will directly affect my flat being on the top floor. The damage/noise and possible safety risks will affect my flat. I also run the risk of having the occupiers vacate the flat without recourse. If this application is passed there must be safeguards regarding compensation for the above flats held by a 3rd party. No leaseholders should suffer any economic loss as a result.

The roof above my flat is a honeycomb concrete flat roof. There is no insulation between the roof and flat and as such the noise will be intolerable for the occupiers below. There will be safety risk for all the leaseholders as the stairwell will be used.

The leaseholders of Frognaal Court have suffered greatly over the last 15 years since the change of landlord. We have had to attend several court cases regarding the actions of the landlord.

The issues experienced during the development of the back building block reflect the lack of responsibility, integrity and accountability that the developers/landlord has shown to the leaseholders.

This needs to be taken into account for this current application as the leaseholders for the front blocks will bear the impact of damage, noise and any emotional distress.

I fear for my own wellbeing, let alone those that live directly below the proposed development as I know what the consequences will be if this development is allowed to proceed. The council has a responsibility to protect the leaseholders from such developers/landlord.

The planning application allows for the construction above the 4th floor flats. There is currently no elevator and as such will require the extension of the existing internal stairwell which will cause great inconvenience, noise, damage to the existing flats. How can a development with 4 existing levels allow for a fifth by only extending the internal stairwell and fire escape.

I trust the Planning Committee to take into consideration all I have said and make the right decision. I am sure they will take into account the past experiences of the leaseholders at the back block, the economical and emotional losses that they had to endure and benchmark the developers/landlords performance when deciding the suitability of this planning application.

Finally I still use the chimney flues in my flat. I cannot see any allowance for them to be incorporated into the extension. They must be incorporated and allowed to be working for the flats below. Furthermore a steel flue liner must be inserted down them. This was not done in the back flats and as a result my flat has suffered as there is not enough draft down the flues to suck out the emissions through the flue. Which could lead to carbon monoxide poisoning.

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Kind Regards

Riccardo Di Blasi

