

Subject:

Comments on Planning Application Reference: 2021/3504/P (OBJECTION)

Dear Sirs

I am one of the residents and long leasehold flat owners of the building 65 Maygrove Road London NW6 2DA (the **Building**) in respect of which planning application reference 2021/3504/P (the **Application**) has been lodged by Avon Ground Rents Limited (**Avon**).

I write further to my email of the 2nd of August 2021 to Patrick Marfleet (to which I have not received a reply to date) and would like to formally register my Objection against the Application for the following reasons:

1. **Regal Letter of Objection**

I have had sight of the letter of objection dated 12 August 2021 lodged by Regal Homes Limited and concur and agree and repeat all of the objections contained therein.

In addition as an occupant of the Building I would like to lodge an objection for the additional following reasons:

2. **A lack of due process:**

The notice advertising the Application I understand ought to have been placed in a location which advertises the proposed development in a prominent location adjacent to the Building. No such notice was placed and had not another resident been notified by an acquaintance, the Building occupiers would not have been notified.

I flagged this in my email to Mr Marfleet and the next day a notice was lodged outside the Building. I would flag that the location of this notice is immediately outside of my flat so I would have noticed had it been previously properly displayed.

Avon has also omitted to notify and consult the residents of the Building by email or letter of its proposed Application.

3. **A loss of Amenity:**

The Building in respect of which the Application has been lodged will undergo a substantial loss of amenity should the Application be granted.

The construction of a further floor of flats on top of the Building will substantially impact the residents of the Building (and me personally) for the following reasons:

1. **Waste:** The Building already undergoes a number of issues with waste disposal - there are insufficient waste receptacle areas in the Building leading to bins overflowing which has in turn led to substantial build up of waste and debris. The local Council waste collection authority already has difficulty in managing the collection of the waste collections. The creation of additional residents will further exacerbate the problem compromising the cleanliness of the Building and the safety of its residents.
2. **Pests:** The Building has already had (for over a year) an uncontained pest problem leading to mice and rats entering the Building (photographs of the same can be provided) and the build up of waste from additional residents will further exacerbate the problem for the reasons above and we no longer have confidence in Avon or their agent in resolving the issue
3. **Safety:** The waste from the Building is collected from the rear of the Building immediately outside the fire escape. The build up of waste and the lack of appropriate collection of waste from the Building has led as a consequence to the fire escape routes to the rear of the Building frequently becoming blocked by waste receptacles whilst collection is awaited. This will be exacerbated should more residents occupy the Building leading to potential safety concerns in the event of a fire emergency.

4. **Crime:** It appears that the Application contemplates additional bicycle spaces in the basement to the Building. The Building has had an ongoing issue with crime as a consequence of the bicycle parking storage already in the basement which has led to criminals coming into the Building to steal the bikes on a frequent basis and there has been little to no deterrent in these incidents - this has been a repeated issue and the advent of even more bicycle spaces with additional bikes will further worsen the problem and compromise the safety of the residents.

All of these issues are already of immense concern to me as a resident of the Building and I have many months of correspondence with the agent employed by Avon in respect of these matters. The fact that they have not been settled to date convinces me that the problem is likely to worsen should the Application be granted which will cause further substantial adverse impact on my well being and amenity as a resident of the Building.

4. **Impact from noise**

As a hybrid home worker located on the ground floor of the Building, I believe additional residents occupying the Building and the noise and disturbance of any construction works carrying out the Development will also impact my ability to work from home.

More generally and to me of utmost importance I Object to the approval of the Application largely due to the issues we have faced in managing the fire safety of the Building.

Post Grenfell all residential tenants have had grave concern about the safety of the buildings in which they reside and we have in this Building felt substantial trouble in establishing whether the Building is adequately protected against the horrors of Grenfell.

ACM cladding exists on the top floor of the Building and for the last year I and the other residents have faced uncertainty and anguish of residing in an unsafe building with inability to sell or mortgage our flats and also facing for some time, a waking watch whilst the cladding and fire safety of the Building was investigated.

This worry was only recently alleviated with the issue of an EWS1 certificate but in light of the works proposed by Avon we understand that this will invalidate the certificate we presently hold and potentially need to procure a new certificate which will require substantial additional expense and period of uncertainty.

It is unbelievable that in a world in which Grenfell has occurred, the fire concerns and the mental and physical well being of tenants occupying an apartment building can be so disregarded by a Planning Authority and so I trust you will in good conscience not do so.

On the basis of the above I would request that the Application is unconditionally and irrevocably, refused.

Many Thanks
Bela Zavery