



Dear Mr Campbell

I am writing to object to planning application 2021/3308/P. I own Flat C (First Floor) in the same building as the proposed development.

The flats in No. 11 were designed as one bedroom flats. The basement flat has had a second bedroom carved out of the existing footprint but realistically that second bedroom is only big enough for use as a study or a nursery. If the flat was to be extended to make two full size bedrooms there is a likelihood that up to 4 people could live there. The rubbish bins on the front steps are already overcrowded and adding more rubbish would make things unmanageable. The additional bathroom could also affect water pressure in the other flats.

There are waste and gutter pipes along the back wall that run straight down the building. There is no suggestion on how these pipes are going to be routed when the rear walls are moved three metres out of alignment with the rest of the building.

The removal of part of the shingle-covered garden and replacement with an asphalt roof is liable to increase the water risk to the basement flat. The other residents of 11 Hemstal Road (long leaseholders) do not want to be liable for more frequent repairs to the brickwork because of work undertaken by the Basement flat.

A flat asphalt roof is less pleasant to look out on than the existing garden and also presents a security risk as it will be easier to gain access to Flat B and from there to the rest of the building.

The building work is likely to take much longer than the anticipated four months as access through the flat is very restricted. This would be inconvenient for all the neighbours, especially with so many people working from home.

For these reasons I believe the application should be rejected.

Yours sincerely

Caroline Jones