

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5104/P	Mustafa Rakla	21/12/2021 13:46:41	OBJ	<p>We are Laura &amp; Mustafa Rakla, owners of Flat 4, Ventana Court, 61A Endell Street (formerly Latchfords yard).</p> <p>We regrettably object to the proposed developments of Flat 5 Ventana Court. Having spent significant time reviewing the proposed redevelopment our objections are outlined below.</p> <p>We recently purchased our property and at the time of purchase our lawyer advised us that flats 3, 4 and 5 are leaseholders properties that require leaseholder consent for the slightest of structural changes. Given the leaseholder (Latchford Yards Ltd) is made up of all 5 current owners and we understand 4 from the 5 are against the redevelopment, we don't believe the planning application should even be considered as it breaks the terms of the lease agreement.</p> <p>Aside from the legalities we see material impact on our light and privacy.</p> <p>For context, our property is located to the West of flat 5 and has a large aspect windows facing into the communal courtyard on both stories. These are the primary sources of light for our dwelling (kitchen/living space on ground floor + master bedroom on floor 1).</p> <p>1. The proposed increase in elevation will materially impact both the a) communal courtyard area (which currently receives minimal sun throughout the day) and b) our property in the main living areas on both floors.</p> <p>A) The courtyard area is a communal and safe space for all residents to utilize, part of the initial design concept and a key component of the 5 properties market value. We find the negative impact on light in this area unacceptable (greenery wont grow, shadow of building making courtyard space even darker).</p> <p>B) Our property is organized in an L shape and the aspect window is the only light source (for both living + master bedroom) which we believe will be almost wholly blocked by proposed structure.</p> <p>2. Privacy is an additional concern. The increased elevation will be directly [REDACTED] which would leave us needing blinds to be closed throughout the day and remove the only place for daylight in the room.</p> <p>3. We believe these changes will negatively affect the value of all properties in the yard except for flat 5. We find this unfair and as the latest to purchase our property within the group (at a premium) this would negatively affect us significantly.</p> <p>Many thanks Laura &amp; Mustafa Rakla</p>

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