



Subject:

RE: 29 / 30 Kings Mews - Planning Permission



Dear Sir/Madam,

Please accept our apologies for the delay in commenting on the proposal to amend the scope of work for 29-30 Kings Mews, but for whatever reason we did not receive notification of submission of the proposed amendment and thus have only recently been made aware of it upon our recent return from an extended trip overseas.

We have lived in 1 Kings Mews for nine years now, and during the vast majority of that time have been living opposite the construction site that is 29-30 Kings Mews. We believe planning approval was provided some 10 years ago, with initial work beginning in 2016. In June of 2017 work had progressed to the point that hoarding was put in place and is still in place 6 years later. For a number of these years, this hoarding extended practically to our front door, with the strip of pavement in our front door used by bikes and motorcycles alike making it a lottery as to whether we would be struck by a passing vehicle when we stepped out of our front door. To look at the progress made to date you would be astonished to think that construction has been ongoing for 7 years. All we can observe, from the perspective of a layman with no building experience, is that there are still no windows, no doors nor any front cladding. We can but guess as to what has been done on the interior of the property as we have not had access to it, but all we can seem to observe is that there are the base outlines of concrete, with no sign of significant electric work or indeed the installation of the lift that would suggest that work has progressed beyond a rudimentary level. I would assume that the exterior work ensuring that the property is watertight would need to occur before significant effort is undergone upon the interior, so the fact that there are still no windows and doors to our novice eyes does not bode well with regard to time required to potential completion. It seems absurd and incredibly frustrating to us that we will now have lived on the Mews for close to a decade and during practically all of that time we have had building work on our doorstep, and furthermore there is nothing that we can do to prevent this continuing interminably.

One cause of this project not being close to completion after close to a decade, we believe are the constant changes that are proposed and submitted meaning that plans are not clear and work completed occasionally redundant. No sooner has work started on one plan than it is changed.

The purpose of this brief background is to provide some sense of substance for our in principal objection to the most recent set of amendments relating to this property.

We would strongly urge the council to send a message to the owner of 29-30 King's Mews to focus on completing the project that is currently approved rather than on further changes by declining this application, in the hope that this could provide some relief for all of the residents of the Mews who have been inconvenienced for such a significant period of time and some hope that the project may come to completion without a further decade passing.

With regard to the specifics of the current amendment, we in particular would object to the further overlooking of our property's roof terrace and the apparent lack of provision in the plans to even attempt to mitigate this overlooking. It is already currently the case with the existing approved project that our roof terrace is significantly overlooked by the top floor of 29-30 Kings Mews as well as the full-length balcony at the front of the property, but this additional roof terrace would provide an unnecessary further degree of lack of privacy for us, and as such we would encourage the rejection of the proposal.

With Best Regards

Steven and Sita Eggelhoefer