Cordell Paul

From: DM & BC Support Team
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/0407
Site Address: 92 Tenterden Road London N17 8BW
Comments by: Mrs K Worley
From:

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Tenterden Road

London

N17 8BE

Submission: Objection
Comments: 92 Tenterden Road is a second floor flat in a block of eighteen flats. All were built as one bedroom flats, and have a good internal layout, with ample storage. The block is of timber frame construction, and was built to planning and building control standards in the seventies.

That application is now made for a certificate of lawfulness shows that the leaseholder has altered the flat without planning permission. The Residents Association would draw the attention of the Planning Committee to the requirements of planning and building regulations and the requirements of the leaseholder to obtain permission of the freeholder for any changes prior to works commencing, which appear not to have been done in this case.

The plans submitted show that the wall between the kitchen and living room has been removed, the kitchen area made smaller, the living room and bedroom made smaller, the bathroom relocated to the area of the bedroom and store cupboards and a second bedroom sited in the former bathroom and part of the kitchen area, to make use of the small window for the bedroom. This results in the loss of all storage space within the flat and the bathroom and toilet having no external ventilation, which we believe is contrary to requirements.

The works already done are the removal and resiting of all internal walls and extensive plumbing works. The flats being of identical design have common plumbing and drainage. Alterations having been made without approval and regulation of works could be of detriment to adjacent flats and likely to cause problems. New partition walls should be of suitable material to meet fire regulations, particularly due to the block being of timber frame construction.

The property is sub-let. The leaseholder appears to have made alterations for personal profit, disregarding the local authority planning, building control and lease requirements, and should face the consequences of failure to follow the law. That they are also advised by an agent - which implies that they cannot plead ignorance.

Tenants use the communal landing to store possessions, which is contrary to the lease and regulations, and is a hazard to themselves and other residents. Homes for Haringey do not permit this.

That works have been done without permission, raises our concerns about suitability and use of appropriate materials. We question the safety of the residents of that flat and others in the block. There are a number of similar flats on the estate that are also leasehold. Granting a certificate of lawfulness subsequent to alterations that have been

carried out without prior permission would give the wrong message and we would urge Haringey Council to refuse the application and take remedial action to ensure the property is made safe and returned to its original configuration using appropriate materials.

On this basis, we wish our comments to be treated as an objection to the application, it be refused and further action taken against the leaseholder.

Secretary
Headcorn Tenterden Beaufoy Gretton Residents Association for and on behalf of local residents