Skapoullis Jon

From: Planning Support
Subject: FW: Comment on planning application reference number HGY/2015/0727

From: Adam Hartley [mailto:
Sent: 21 April 2015 21:35
To: Planning Customer Care Team
Subject: Comment on planning application reference number HGY/2015/0727

Ref: HGY/2015/0727

From: Adam Hartley, 20a Coleraine Road, London, N8 0QL

The owner of 22 Coleraine Road states above (in Consultation Comment 4) that:

"Although the tenet should not have any right to comment as they may be temp and do not owe the building."

Aside from recommending that the author of the above note employ a spellcheck and grammar check on his comments before submitting them in future, I would also recommend that he check his legal rights and responsibilities before making such outrageously incorrect statements.

He might also want to double-check the rights and responsibilities of private tenants – which are listed online at https://www.gov.uk/private-renting/your-rights-and-responsibilities

Specifically, we have a right to *live in a property that's safe and in a good state of repair* and we have a right to *live in the property undisturbed.*

The haphazard and unsafe building work that has already commenced next door at 22 Coleraine Road, which has seriously put the safety of ourselves and our small children at risk and caused considerable disturbance at unsocial hours in the week and on weekends has already breached these basic rights we have as private tenants.

The above poorly-worded comment made by the owner of 22 Coleraine Road is of course entirely incorrect, in that we pay council tax and we have every legal right to object to unwelcome building work that directly impacts on the peaceful enjoyment of our property via the usual routes with Haringey Council – a right that we are currently displaying by making comments and objections to the plans put forward by the owner of 22 Coleraine

Road, who seems to feel that he “magically” has more rights than private tenants, due to the fact that he is paying a mortgage for his dream family home. Yet he feels that he can act above UK law by simply ignoring the fact that the building work he is suggesting will seriously and negatively impact on our enjoyment of *our* dream family garden flat.

To put it simply, the error he has made here is that he is falsely assuming that his rights as a homeowner are somehow “more important” than our rights as private tenants.

To reiterate my original comments on this thread:

“We strongly object to this plan” and “we do not want a party wall/side extension which will replace the current fence and block out natural light”.

The owner of 22 Coleraine Road has stated above that he has reached an agreement with the owner of our property about the party wall being erected. Yet when we have asked the owner of 20 Coleraine Road about such an agreement directly, they have told us that they have no knowledge of such an agreement. We do not want this party wall/side extension built, as it will destroy our ability to peacefully enjoy our property.

The owner of 22 Coleraine Road has most recently, in a very suspicious last-minute move, built a 2.9 metre extension from his rear bay window. This building work was not submitted in the original plan. Hence we were never able to comment or raise objections to this 2.9 metre extension, which is now blocking light into our flat. We feel this is illegal as we have a right to light and we would like the council to come and examine this structure as soon as possible.

Despite asking the owner of 22 Coleraine Road directly on a number of occasions there is still no proper protective sheeting up covering the scaffolding in-between our properties to protect our property and our children in the back garden and on the rear side patio. Large tiles and blocks of rubble have fallen over into our property, which is dangerous and unacceptable.

Finally, the garden fence that separates our two properties has been severely damaged in the course of the building work taking place at 22 Coleraine Road. The owner of 22 Coleraine Road informed us that he would fix this, yet has not done to date. This is unsafe for our children.

Kind regards,

Adam Hartley

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