

Dear sirs,

We would like to object to the variation in planning to allow the freeholder to occupy two of the four new flats.

Our reasoning behind this is as follows:

The development has been ongoing for a number of years at extremely slow progress, [REDACTED] and serious health and safety concerns with the communal areas left unsecure, smashed windows, wire fittings left open for young children to tamper with, constant loud noise which is all impacting our use and enjoyment of the block.

In addition to this the consultation leaseholders had, and planning permission was granted in 2017 subject to;

Bin refuse being implemented to cater for additional residents
Adequate parking arrangements to cater for additional residents
Upgrades to external and communal areas - PRIOR to the side extension (which has no impact on the existing block communal area upgrades and rendering) it is a completely separate project on the side so this is not a valid reason to delay the existing development being completed in terms of communal upgrades and exterior.

We are aware that the developer is looking to occupy the two flats to begin receiving rental income, we know that once the developer can occupy the flats, the remainder of the building site will be left in the state it is in for a number of additional years, if ever completed, we have had conversations with the developer and managing agent who have confirmed the remainder of the development is now **on hold** because **the top has been completed**, therefore, there is no interest in the external rendering and communal upgrades being completed, again another breach of the planning grant, because the above flats are occupied now. There has been nothing but complete disregard for existing leaseholders wellbeing during the development and no communication whatsoever.

What incentive is there for the developer to complete the renovation to the existing flats, if they are already receiving an income from the new flats? This goes against the spirit of the planning grant that we were consulted about in 2015. This is causing continued material inconvenience and stress to existing leaseholders. If this planning is granted the remaining development will never, be completed. It is completely unethical that this is even being considered as a variation to planning grant, it is evident what the intentions are here, purely on the basis that the flats have **already been occupied**, prior to the developer even submitting this application. The work should be fully completed both phases as set out in the original planning grants, **before** the developer can receive an income for the flats.

Yours sincerley,

Rebecca Cronin