

## Grace Edwards

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**From:** Rachel Bale [REDACTED]  
**Sent:** 15 August 2024 19:59  
**To:** Grace Edwards  
**Cc:** MGRC  
**Subject:** Re 24/1554/FUL (Avalon House)  
**Attachments:** Official Copy (Freehold Register) - TGL151695.pdf; Official Copy (Freehold Title Plan) - TGL151695.pdf; Official Copy (Title Plan) - TGL154064.pdf; Location plan.pdf

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Hi

Re 24/1554/FUL (Avalon House)

I represent the Directors of Monarchs Gate Residents Company Ltd which represents the residents of 17 - 32 Tersha Street. We have the following objections to the planning application for Avalon House.

1. The planning location plan is incorrect. It refers to land in the planned development that we believe is in the ownership of Monarchs Gate Residents Company Ltd (MGRC). This plan should be changed to reflect the correct land boundaries. See attached documents
2. The impact on the single access road to all our properties is a significant concern - this access road is the responsibility of the owners of Avalon House but has not been actively maintained to date

- The access road, including pavements and lighting has not been actively maintained, despite MGRC raising issues in the past which have not been responded to
- This will inevitably be further impacted by site traffic during construction, as well as increased traffic post construction e.g. from visitors to the revitalised building
- We would expect as part of this application a recognition of the owner's responsibilities including a commitment to start to maintain it in good repair, including adequate working street lighting to be maintained, and safeguards regarding wear and tear during the development which should come at no cost to MGRC or our residents, such as resurfacing post construction

3. The redevelopment will lead to a degree of overlooking of the current buildings on MGRC's land which will impact some residents' ability to enjoy their properties. The request to have events until 10pm is of particular concern. The street is full of young families so noise and disturbance until 10pm is not in keeping with this quiet residential area

With thanks  
Rachel Bale

On behalf of Directions, Monarchs Gate Residents Company Ltd

ATTACHED

- Title TGL151695 in the ownership of MONARCHS GATE RESIDENTS COMPANY LIMITED ('MGRC')
- Title Plan TGL154064 in relation to Avalon House identifying the access road (now known as Tersha Street) on their land and leading to Lower Mortlake Road and shown shaded yellow

