

The Boathouse

19 River Road, Arundel, West Sussex. BN18 9EY



Andrew Wood
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

By recorded delivery and email

21st September 2020

Dear Sir

55-57 HIGH STREET ARUNDEL APPLICATION No AB/49/20/L AND ASSOCIATED APPLICATIONS

We write once more to object to the way in which this application is being presented to and processed by the relevant departments at ADC.

For the record:

- Ms Bauer owns the freehold of the building as well as occupying or letting all or parts of the ground floor and basement
- She is, in her own words, a successful and experienced business owner: viz Greengate London Ltd
- As a director of a limited company she is therefore expected to exercise a duty of care to the company and to the public. The immediate implication in this case is that she should be aware of all planning, building control and listed building regulations
- We believe that she has not fulfilled her duties and has in fact on several occasions breached them by making, knowingly or unknowingly, false statements in her 2017 application AB/49/17/L and subsequently in the above application AB/49/20/L. These concern the issuing of appropriate notices to leaseholders and tenants in advance of proposed works, as well as to her professional advisors
- On the 4th September we received an Ownership Certificate form, which we don't believe should be sent to ourselves. In any case it is near indecipherable, but states that we had been served notice when we had not been. The signature is Ms Bauer's. Then on the 17th September we received a handwritten notice dated 14th September 10 days after she had already declared notice had been served.

- Ms Bauer seems to have a habit of doing things her own way. I cite as an example her constant unwillingness to ensure the watertightness of this iconic and important Grade 2 Listed Building over a period of several years
- She already had access to her flat through the commercial space. How she decides to deal with or control this is up to her. It should not involve making a new entrance
- However, in order to access her flat, she has, without permission, slapped an opening, which wouldn't otherwise have been necessary, through between the ground floor lobby of 57 and her flat at the rear of the building
- Not obtaining permission has meant she didn't serve relevant notices and didn't have condition surveys prepared. The result of this is that there is no way in which the Structural Engineer and Chartered Surveyor employed by the leaseholders of the two flats above could conclude that the building above ground floor had moved or not as a result of her work
- The content of the above paragraph means that our fellow leaseholders have unnecessarily incurred substantial engineers', surveyors' and lawyers' fees
- There is no doubt that many of the issues involved could have been solved had your officers taken this matter seriously when it was first reported many months ago

Need I say more?

Yours faithfully

Nigel Cutts