

76 Landmark Place  
Churchill Way  
Cardiff  
CF10 2HS

Cardiff County Council  
Planning & Regulatory  
City Hall  
Cardiff

21st May 2004

Dear Sirs

**Re: Landmark Place, Churchill Way, Cardiff**

I would appreciate your advice relating to permitted usage of the above development.

As a resident of Landmark Place my understanding is that initial planning consent was granted for a mixed development of commercial / leisure units and residential apartments. I understand that there are some 280+ apartments within the residential part, all of which were marketed as being for residential use. It has become increasingly apparent, however, that a substantial number of these apartments are now being marketed and let on what is clearly a hotel or self-catering style basis, where rooms can be rented for as little as one night. I am given to understand that there are at least 30 apartments let on such a basis.

Clearly, this is not a desirable situation as far as residents and longer-term tenants are concerned, as the building is effectively populated with a substantial number of complete strangers who have access throughout large parts of the building. Additionally, there have been behavioural issues, particularly at times where visitors attending major sporting events at the Millennium Stadium rent the apartments. The concierge staff informs me that at such times the number of people in the flats can far exceed the expected occupancy, which would indicate that the apartments are being seen as a cheaper alternative to city centre hotel occupancy.

In light of the above, I would very much appreciate any advice you can give me. My understanding is that there are no restrictive covenants within the residential leases limiting the period of time that apartments can be let for. However, the way that these flats are being marketed and let would imply that this is a purely commercial venture and as such I would welcome your comments.

I have enclosed a number of printouts relating to the marketing of the flats which may be of assistance to you.

Yours sincerely

Graham Winter