

4 August 2022



FAO: Head of [REDACTED]

Bethany Cullen [REDACTED]

Tom Little - [REDACTED]

Sarah Soanes

7 Air Street
London, W1B 5AD

Dear Sir & Madam

**The Crown Estate – Regent's Park
11 Park Village West, London NW1 4AE
Application Reference: 2022/0564/T**

We are writing on behalf of our client, The Crown Estate, the freeholder's of 11 Park Village West. This property is held on a full, repairing and insuring long lease.

We have been advised by our long leaseholder that they have been unable to purchase full insurance coverage for the property as required by the lease. The property has a history of subsidence caused by the surrounding trees and the insurers will not provide cover for subsidence without the recommendation from the arboriculturist being carried out, in particular removal of a large plane tree at the front of the property.

We gather that the exclusion of cover is due to the lessee's request for removal of this tree being refused when an application was made last year.

Given these circumstances can you confirm that should damage occur to the buildings of 11 Park Village West as a result of the tree, you will indemnify the lessee against the consequent costs of repair?

Please respond to Sarah Soanes of this office (sarah.soanes@eu.jll.com).

Yours faithfully

[REDACTED]

**JLL
Acting on behalf of The Crown Estate**