

MANDRAKE PROPERTIES LIMITED

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8th November 2013

Camden Council Planning Dept
Argyle Street
London
WC1H 9NJ

Dear Sirs

Ground & Basement Office, 30 Oval Road – Planning Application

We are writing to support the forthcoming planning application to be submitted by, and on behalf of Jones Knowles Richie Ltd who occupy the ground and basement offices at 30 Oval Road. This minor application comprises the installation of two mechanical metal shutters to the reception area on the front elevation of the building at ground floor level.

We can confirm that Mandrake Properties Ltd own the freehold interest of this building and JKR Ltd are Mandrake's tenant having recently signed a lease, dated 23rd of May 2013. From a Landlord and Tenant perspective, Mandrake have already approved and consented to these alterations by way of a license for alterations.

The reason for this application is that our tenant has suffered a number of aggressive burglaries targeting the building and the business and numerous items of expensive equipment, such as computers and the like, have been stolen. What is rather concerning is that the onsite security guard was also threatened with a knife by one of the intruders. Needless to say this is a very serious matter and the Metropolitan Police are currently investigating. We are obviously keen to ensure that no further issues of this nature occur, as clearly the situation could have ended in tragedy. On this basis, we fully support and endorse this application, as enhanced security is fundamental to our tenant's operational and security requirements.

JKR have already installed internal shutters in an attempt to bolster the existing security arrangements on site, which include CCTV and a concierge for the residential upper parts of the building. Unfortunately, these security measures have not managed to deter further break-ins and therefore the only practical way of insuring the building is secure is to install external shutters to the front reception of the building, for which planning permission is required.

We hope this application will be granted consent and would be happy to discuss this matter with the relevant case officer in further detail if required.

Yours faithfully



Mandrake Properties Ltd