

APPENDIX 3 – 1941 TO 1946

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File 15972

41 Chester Terrace, R.P.

The above mentioned premises have been inspected and a brief schedule of war damage is attached. The house is not occupied and there are no chattels in any of the rooms.

The first aid repairs have been efficiently carried out but the roof needs overhaul.

The cost to reinstate the damage would be approximately £100.

The house has not suffered severe damage - a few ceilings on the top floor being partly down and most of the glazing throughout being destroyed but otherwise the house is in excellent order.

The view must however be taken that the house is "unfit" within the meaning of the Act but it is considered that it could be made habitable, having regard to the standard of accommodation available in the district, at a cost of about £35 for temporary repairs and substitution of transparent for some of the opaque material used for first aid repairs to windows.

With these alterations carried out it is considered that the house might be considered to be capable of beneficial occupation in respect of which we might expect to obtain a rent of £120 per annum.

It is possible that if no notice is required to be served we might be able to negotiate a settlement on that basis without altering the first aid repairs.

150.
8.10.41
125

Mr Legh Jones gives no hint that he desires to give up the lease, which runs to 1966, but he apparently does not intend to reside there for the time being. I take it that the £35 includes the repairs to the roof & that even if the alterations to the first aid repairs mentioned by the Crown Surveyor were carried out the premises would still be "unfit". If this is so would it not be preferable to get Mr Legh Jones to serve a notice of

of Retention providing as in other cases for the tenant to do any necessary first aid repairs to make the premises sound & watertight. He asks for a reduction of rent & may agree to this proposal & pay a reduced rent of £120 p.a.

The lease of the adjoining house (No 42) has been retained (Beneficial rent: £50, operation date 1/11/40) & as both houses have received damage on the same date, except that 41 was not blitzed on 18th Sept 1940 as was 42, would it not be equitable to ante date any notice for rental purposes to at least 5th Jan'y last even though the rent has been paid to 5th July last?

R.H.

14.10.41

The damage in this case is slight, and Mr. Legh-Jones did not even give us notice of the damage until 25/8/41; nor have we any evidence that he did not continue in occupation up to the 18th August last.

In the circumstances, I think the Crown Surveyor should start negotiations on the footing of a reduction of rent from 18/8/41 & advice of a N/Retention.

R.H.
16/10/41

16.10.41

20 OCT 1941

17 OCT 1941

17 OCT 1941

- (1) For Mr. Cassin to note not to apply for rent during negotiations;
- (2) For the Crown Surveyor.

33N

R.H. 16/10/41

See mem. dated 30.10.41.

*See also Crown Surveyors
Mem. of 27/4/43*

41 Chester Terrace

Schedule of War Damage - Inspected 6.10.41. F.S.B.

This was not accessible but appears by light percolating through in places that slight repairs are necessary.

1st Floor

Front Right over Entrance The ceiling is cracked and an area of about 4 sq. yds is likely to fall with vibration. The glass in the lower sash is smashed but the upper sash is in order.

Front Left Room A large part of the ceiling plaster (about 9yds) is down. All the glass 24" x 15" panes are smashed - sashes are in order.

Bathroom behind One pane only out of 6 is left. Renewal entails 5/24"x15" 21oz.

Back Right About 2yds of the ceiling is down. The glass is all smashed but sashes are in order. 4 squares 24" x 24".

Back Left The ceiling here about 8' x 4' is down and covered by temporary millboard. All glazing destroyed 4/24"x24" - 21 ozs.

Landing Glass (1 pane) of lantern smashed about 48" x 24" Hartleys Rolled and one panel of hammered plate in the lay light is smashed (about 24" x 24"). The ceiling plaster to extent of about 2yds. is defective.

2nd Floor

Front Left In one window the top sash is sound and in the other half the glass is broken. The glass in bottom sashes of both is destroyed. 5/24" x 25" panes.

Bathroom Back All glass destroyed (3/25" x 24") but sashes in order.

Back Right do. (4/25" x 24") do.

W.C. half landing The glazing to half the sash is broken (25" x 24")

H.M.C. do.

1st. Floor

Large Room All glazing of 4 large windows is smashed but the sashes are in order. 8 panes 54" x 48" $\frac{1}{4}$ p late.

1941 41 CT Schedule of Bomb Damage Repairs

Ground Floor
Front Left

The glazing is destroyed. Sashes are in order. 4 panes
48" x 48" plate.

Back Room

1 casement is in order. 1 Fined light in order. The
glass of one is smashed - 1 fined light smashed 2/58"x15"
1/4 plate required. The circular fan over is smashed
plate.
About 5' of enrichment on the plaster cornice has fallen.

Lobby to Verandah

2 panes of glass smashed 2/58" x 15" plate but the
sashes are in order likewise 2 bent panels of glass.

Staircase

With the exception of the top landing already mentioned
this is in order.

Basement

Kitchen

All glass destroyed from one sash 6/30" x 24" and 4 bars
have been broken.
Two panes (2/18 x 15") in one other window are smashed
leaving four in order.
The glazing and bars in the door to area are smashed.
4/42" x 30" 21 oz.
About 2 yds. of ceiling plaster has fallen.

Pantry

All glass bar one pane is smashed 9/17" x 16"

Maids Bathroom

All in order.

Scullery

Larder

|| The interior appears to be in good order. The first
aid repairs have all been satisfactorily carried out
to those sashes where glass is broken and detailed above.

G. LEGH-JONES

TELEPHONE AVENUE 4321

TELEGRAPHIC ADDRESS
GLEGHJONES, LONDON.

ST HELENS COURT

CROSBY SQUARE

LONDON, E.C.5.

10th January 1946.



Thos. R. Oswin, Esq.,
Accountant & Receiver General,
Office of Commissioners of Crown Lands,
1 Cambridge Gate,
LONDON, N.W.1.

Dear Sir,

41 Chester Terrace, Regent's Park, LONDON, N.W.1.

As you may know, I have been deprived of the occupation of my house at the above address from the time it was rendered uninhabitable by the blitz and subsequently from the time when, after temporary repairs, it was requisitioned by the War Department who, on the termination of their requisition turned it over to the Ministry of Works, who still hold it.

I am very grateful for the consideration of the Crown Commissioners who reduced the Crown Rent for a period, but I now venture to suggest that in view of the fact that I have been and am still deprived of occupation by reason of force majeure and Government action, the period of my lease should be extended from the date the house was rendered uninhabitable until I am again given possession.

May I hear from you as to this?

Yours very truly,

M. Stuchur
Noted & ackd. 12.1.46

Taver



41-42 CHESTER TERRACE

BLACK + WHITE PHOTOGRAPH TAKEN IN 1943

NEGATIVE No. : CC47/2060

1943 National Monument Archive bomb damage

41 Chester Terrace.

A further inspection has been made of the above. The Schedule of War Damage dated 6.10.41 is substantially correct, the following additional items also in all probability due to the effects of blast were noted:-

Top Floor.

Front Right Room.

An area of about 8 sq.yds. of plaster ceiling has fallen. The debris has been removed.

Second Floor Bathroom.

do. do. to the extent of 3 sq.yds.

The property is in good ~~condition~~ ^{order} and as conditions are materially the same it is considered that the reduced rent as suggested in our letter to the lessee dated 25.10.41 could be extended to a further period.

In order that the conditions of paragraph 3 of that letter are adhered to the following items need attention:-

Basement.

Butler's Pantry.

Reinstate one pane of glass apparently broken to enable cockspur to be operated and house entered.

Examine drains. The manhole covers show dampness which may indicate blockage and flooding.

There are no ports in any of the first aiding of windows - particularly is this desirable on top floor.

K.S.B. 24/9/43. Com 27/9/43

Letter to Mr. Leigh-Jones.
Not to file, change rental & change rental index & other. of new conditions.
Return on 1st Sept. 1944