

Our ref: AH/BRH

27<sup>th</sup> October 2009

A.Wilkinson Esq.  
Nicholas Taylor and Associates  
19-23 White Lion Street  
Islington.  
London. N1 9PD.

Dear Mr Wilkinson,

Re: 61-63 Rochester Place, London, NW1

Further to my letter of the 20<sup>th</sup> October 2009 and our subsequent telephone conversation, I understand that you now want me to comment in respect of the premises to be used as B8 as well as the B1/c which I have already commented on.

In my initial letter I had only referred to B1/c as that was the use I thought the building was being used for and now you have corrected me on this issue, then I outline below my comments as to the use of the building for B8 as well as my previous comments which should be read in the letter of the 20<sup>th</sup> October 2009 in respect of the B1/c occupiers.

If the proposed premises were to be used by a B8 occupier, I am of the opinion that most storage uses would be for smaller items as there is difficulty in obtaining access into the road from articulated lorries which would need to facilitate much larger items of storage and any such occupiers requiring such larger items to be stored would probably be looking for premises which are better served from heavy goods vehicles with regard to turning circles, loading and unloading etc. As such I am therefore of the opinion that as smaller and more manageable items of storage would be used to service this building, then the proposed layout and facilities would be perfectly adequate to service such occupier.

I am of the opinion that the proposed ceiling height of 2.4m is adequate for the loading and unloading areas and would not deter any occupier who would be interested in re-locating to this particular location.

I am therefore still of the opinion that any B1/c or B8 occupier who would consider the proposed building in this road with its restricted access for heavy goods vehicles would be perfectly happy to occupy and run their business, taking into consideration the proposed layout, amenities which includes the minimum ceiling height of 2.4m as being adequate for such occupiers for this building.

Crown House 265/267 Kentish Town Road London NW5 2TP.

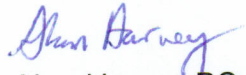
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If you do require any further clarification then please do not hesitate to contact me.

Kind regards.  
Yours sincerely,



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