

Richard Main & Co.

Chartered Surveyors

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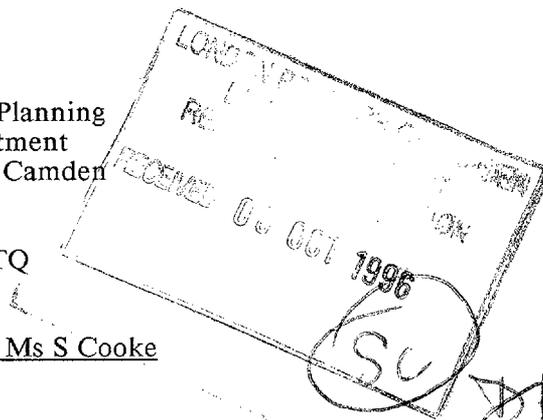
Transportation and Planning
Environment Department
London Borough of Camden
Town Hall
Argyle Street
LONDON WC1H 8TQ

CAP/lm 1424.004(2)

Your Ref: NI5/24/C

3 October 1996

For the attention of Ms S Cooke



REVISIONS?

Dear Madam

STATE HOUSE, 58-71 HIGH HOLBORN, LONDON WC1

I refer to our telephone conversation, in which it was confirmed that the retail provision and access and servicing arrangements shown on the list of drawings provided to the Council were acceptable and capable of recommendation for approval. I therefore now enclose four copies of the two following drawings:-

Title	Ref	Scale
Basement Level Plan	A101/13	1:100
Ground Level Plan	A102/13	1:100

These are now formally substituted in the application, in place of the following drawings:-

Title	Ref	Scale
Basement Level Plan	A101/5	1:100
Ground Level Plan	A102/10	1:100

As a consequence, the floor areas for which consent is sought are now altered, transferring space from office to retail use.

The resulting areas are now:-

Retail	[A1/A2/A3]	2,580 m ²
Basement car park, storage and plants		4,111 m ²

On a separate matter, you will recall that the application for renewal was submitted in duplicate. As a safety net, I would be grateful if you would only put one application to Committee, in case there is an untoward outcome. In the event that one application is approved, we will immediately withdraw the second application.

I would be grateful if you would confirm that this will be done.

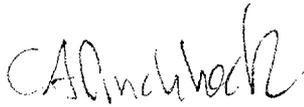
cont/d

I further confirm that I await comments of yourself and Simon Hoets on the question of the number of car parking spaces provided.

Finally, you will recall that a number of conditions improved on the original consent are superfluous. Details were given in the letter accompanying the renewal applications dated 4 December 1996. A summary is attached for ease of reference. Please advise how you propose to deal with these.

I look forward to hearing from you.

Yours faithfully



CHARLES PINCHBECK

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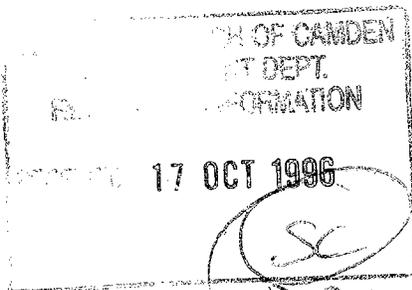
cc T Egawa Esq, MID
 T Mockett Esq, High Holborn Estates
 APC

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CAP/lm 1424.004(2)

Your Ref: NI5/24/C

15 October 1996

For the attention of Ms S Cooke

BY FAX AND POST
860 5713

Dear Madam

STATE HOUSE, 58-71 HIGH HOLBORN, LONDON WC1

I refer to our telephone conversation on 11 October 1996 concerning the above.

I confirm my understanding that responses have been received from all the consultee authorities on strategic views, and that no objections have been raised.

The only outstanding issue is the number of car spaces, and I understand that Simon Hoets has stated that:-

- i) The application in its current form, with 38 spaces, would be recommended for refusal; and
- ii) If the application is amended to reduce the number of spaces to 35, it will be recommended for approval by Committee on 31 October 1996.

I am instructed to amend both applications to reduce the number of car spaces to 35 in each case. Please treat this letter as formal amendment.

When I telephoned you today to advise you of this, I was most alarmed to hear your suggestion that the application might be deferred to Committee on 14 November to allow another, much more recent application, to jump the queue. The State House application has already been with the Council for 45 weeks, and our clients' patience with the Council's "low prioritisation" of their application is all but exhausted.

As we discussed, the fact that the application is for a renewal, and that all the Council's concerns have now been resolved means that it is relatively straightforward. I was grateful to receive your confirmation that you will look at keeping the application on the agenda for 31 October, and look forward to hearing from you.

We are not looking for any special favours, merely an end to 11 months of being treated as second class citizens!

Yours faithfully

CHARLES PINCHBECK

51cp 836