


SOUTH CHINA PEARL COMPANY LIMITED

CULTIVATORS, IMPORTERS AND WHOLESALE OF PEARLS, JEWELLERY MANUFACTURERS

24 HATTON GARDEN, LONDON EC1N 8BQ


Mr. Hugh Miller
The Manager
Camden Regeneration and Planning
Development Management
London Borough of Camdem
Town Hall
Judd Street
London WC1H 8ND.

June 27 2016.

Dear Mr. Miller

Application Ref. 2016/1091/New

Re Planning Application Consultation

We have only recently received your letter of 29th March 2016: it must have gone astray.

I enclose copies of letters sent to G.L. Hearn, surveyors for the proposed works at 12/14 Greville Street and to our own surveyors, Anstey Horne).

Please accept this letter as our formal objection to planning consent being given as it will interfere with our Rights of Light. We also have no foundations to these old buildings as they were built approx.. 1820. I would also mention that Crossrail have the rights to the land underneath our building.

Yours sincerely,



S.P. Halperin

Encs.

Rights of Light and Party Wall Consultants
4 Chiswell Street, London EC1Y 4UP

Chartered Surveyors



Our ref: GN/LPG/PW8173_A

David Halperin
South China Pearl Company Ltd
24 Hatton Garden
London
EC1N 8BQ

23 June 2016

By Post

Dear David

Re: Proposed works at 12/14 Greville Street adjacent to 23 and 24 Hatton Garden, London, EC1

The Party Wall etc. Act 1996

Thank you very much for your letter of the 11 June 2016 and I am very pleased to accept the appointment to act as your surveyor and surveyor to A&S Jewellery Manufacturing Company Limited in connection with Workspaces proposed works to 12/14 Greville Street.

I attach a copy of my letter of today's date to GL Hearn confirming my appointment and requesting further information. I did send a separate email to GL Hearn at the end of last week to confirm that I was appointed.

I will need to demonstrate to GL Hearn that I am appointed "in writing" by A & S Jewellery Manufacturing Ltd so I would be grateful if you would pass on a copy of this correspondence and also let me have their contact details. I attach a letter which A&S Jewellery Manufacturing Company Ltd will need to sign and return to me to confirm that I am appointed in "writing".

I have checked Camden's website and present whilst the application has been registered no decision has been made on the application itself. The site is not land locked because it faces Greville Street.

I will be meeting with GL Hearn at your property to look at the status of the boundary walls (i.e. are we dealing with party walls) or not as this is crucial to establish what rights next door may or may not have. That will also help me to understand the relationship between the proposed works and your building and 23 Hatton Garden in respect of light.

I will be in touch further once I hear back from GL Hearn.

Directors: Lance Harris MRICS ■ Granam North FRICS MCI Arb ■ Heather Schöpp BSc (Hons) MRICS ■ Aidan Cosgrave BSc (Hons) MRICS
■ Matthew Craske BA (Hons) ■ Matthew Briggs BEng (Hons) PGDip ■ Sally Tester BSc (Hons) MRICS ■ Stephen Mealings BSc (Hons) MRICS
■ Geoffrey Aclarrs BEng (Hons) PGDip MRICS

Associate Directors: Nick Barry ■ Tom Bentley BSc (Hons) ■ Nigel Green BSc (Hons) MSc MRICS IMaPS ■ Paul Phillips BSc (Hons) MRICS C. Build E MCABE ICIOB
Anstey Horne is the trading name of Anstey Horne & Co Ltd, a company registered in England and Wales, number 5543524
Registered office 4 Chiswell Street, London EC1Y 4UP

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In the meantime, please do not hesitate to contact either myself or my colleague, Paul Phillips, who will be assisting me.

Yours sincerely,



PP

Graham North

Enc.



Chartered Surveyors



Our ref: GN/LPG/PW8173_A

Lee Clark
GL Hearn Ltd
280 High Holborn
London
WC1V 7EE

23 June 2016

Dear Mr Clark

Re: Proposed works to 12/14 Greville Street adjacent to 23 and 24 Hatton Garden, London, EC1
The Party Wall etc. Act 1996

I refer to my email of last week, this is to confirm that I have been appointed to act on behalf of South China Pearl Company Limited, the adjoining owners of 24 Hatton Garden and A&S Jewellery Manufacturing Co. Ltd at 23 Hatton Garden in connection with your Party Structure and Excavation Notices dated the 6 June 2016 served on behalf of Workspace 14 Limited in connection with their proposed works to 12/14 Greville Street.

I attach a copy of my letter of appointment from South China Pearl Company Ltd. This is redacted because some of the issues do not relate to matters arising under the Act.

You will see that David Halperin has also appointed me on behalf of A & S Jewellery Manufacturing Company Ltd. For completeness I have asked A & S Jewellery Manufacturing Company Ltd to send me a separate letter directly.

In the meantime, I would be grateful if you would let me have a copy of Mr Smith's letter of appointment authorising him to issue Notices on behalf of Workspace and thereafter to act as their surveyor in accordance with Section 10 of the Act.

As "*a dispute*" has arisen matters must be formalised by way of an Award. Our first duty is to select a Third Surveyor and I look forward to receiving your nominations in this respect.

With regard to the proposed works I would be grateful if you would let me have the following:-

- i. Any information you have concerning the status of the walls being party walls. Your Notices referred to the party structure separating the properties and I would be grateful if you would highlight which walls you believe to be party.

...../cont

Directors: Lance Harris MRICS ■ Graham North FRICS MCIArb ■ Heather Schöpp BSc (Hons) MRICS ■ Aidan Cosgrave BSc (Hons) MRICS
■ Matthew Craske BA (Hons) ■ Matthew Briggs BEng (Hons) PGDip ■ Sally Tester BSc (Hons) MRICS ■ Stephen Mealings BSc (Hons) MRICS
■ Geoffrey Adams BEng (Hons) PGDip MRICS

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- ii. Details of any trial holes or soil investigations undertaken to establish the depth of the existing foundations of the adjoining properties. This is to be applicable to both 23 and 24 Hatton Garden.
- iii. The Structural Engineers proposal showing the extent of the work and in particular the underpinning to the party wall/adjoining building and the structural supports that needs to be cut into the party wall as described in your Notices.
- iv. Details of the access that your appointing owner's contractors may require over the adjoining owners roof. The status of the walls will dictate what access rights, if any, Workspace will enjoy over the neighbouring properties so it is imperative to establish the status of these walls.
- v. Some indication of your appointing owners programme.

My colleague, Paul Phillips will be assisting me in respect of matters. In the first instance I suggest we meet on site to review the boundary situation and establish what we consider the status of the walls to be.

I look forward to hearing from you.

Yours sincerely,



PP Graham North

Enc.