

From: John Bartlett [REDACTED]
Sent: 28 April 2017 15:52
To: Planning
Subject: 19/21 High Holborn and Furnival House 14/18 High Holborn (Ninecourt Limited)

Importance: High

Dear Ms Craig,

Further to the telephone conversation between you and John Bartlett at about 14:20 on 28/4/17, we would like to provide you with our comments concerning planning application 2016/6785/P. As you were informed by Mr Bartlett, until Mr Fox of Grays Inn contacted us we were not in the slightest aware of this planning application, but knew the previous application, 2016/0910/P, had been refused as we expected it would. If we may say, it is rather high-handed of Camden to stop sending out notifications to potentially affected neighbours of planning schemes and to issue a public notice in some newspaper (which one?) instead. It is completely unrealistic to expect us and companies such as ours to scan the legal columns every day when the last we had heard of 19/21 High Holborn had indeed been a letter from yourselves. How were we to know they were no longer being sent? Would you kindly provide us with the original announcement that notifications will longer be mailed?

Concerning application 2016/6785/P we are greatly concerned, as Mr Fox informed us by telephone, that this has been approved (which we now understand is not quite the case as legal talks are still ongoing). We have objections as follows:

1. The Savills "Planning Statement" refers on p3, point 1.12, to an exhibition apparently held on site "for neighbouring tenants and landlords" on 28/1/2016. Reading the document this week was the first we knew of the exhibition, to which we were not invited. As the immediate neighbour to the east, that statement is at best only partially true.
2. We see from the plans that the building at 19/21 High Holborn is to be extended northwards and will definitely deprive all the residents of 16 High Holborn of daylight and evening sunlight. This is acknowledged by Mr Fox in the email below: he is now offering to buy us off if there is "a material loss of light" which will significantly impact on the value of our building, but we should have been given the opportunity to object before the application was submitted to your planning committee.
3. We also see from the plans that windows are to be inserted in the east wall from the 1st to 5th floors, where currently there is none. This will greatly affect the privacy of the people at the northwest corner of 16 High Holborn. Not only will we be deprived of light, but overlooked to boot!
4. The works will obviously cause a great deal of inconvenience, noise and disruption to all the occupants of 14-18 High Holborn. What conditions do you propose to impose upon the construction team to ensure that these are kept to a minimum?

We would be grateful if your planning committee would reconsider the application and in so doing bear in mind the above comments. Please note also that this email is being sent from Ninecourt Ltd directly, as owner of the entire 14-18 High Holborn property, because we

understand that the application is at an advanced stage and time is therefore of the essence. We reserve the right to consult legal advisers concerning both (a) what appears to be a prima facie abuse of process and (b) this particular planning application, and to add their comments as soon as reasonably practicable. Until we have had sufficient time to do so, please do NOT definitively approve the application.

Yours sincerely

John Bartlett
Director

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----- Forwarded Message -----

Subject:19/21 High Holborn and Furnival House 14/18 High Holborn (Ninecourt Limited)
Date:Mon, 24 Apr 2017 16:17:15 +0000
From:John Fox <John.Fox@graysinn.org.uk>
To:johnb@kbprivate.co.uk <johnb@kbprivate.co.uk>
CC:Jonathan Ray <jonathan.ray@right-of-light.co.uk>

John

I refer to our recent telephone conversation regarding the above and the proposed cladding works to the rear of Furnival House. I should also confirm that we have now instructed Right of Light Consulting Ltd to consider whether or not the proposed refurbishment/development at 19/21 High Holborn will interfere with any legal rights of light that your property may enjoy.

As you may be aware, our refurbishment does not involve adding an extra floor but will involve extending the building at the rear. There is the potential that the rights of light to your building may be affected and this will need to be assessed using test modelling and measurement. The resultant calculation will then assess whether there has been any interference with the light enjoyed by your building. If the results of the calculations show a material loss of light to your property, then Gray's Inn is willing to offer a fair and reasonable level of compensation for this loss. Gray's Inn is also willing to meet the reasonable professional fees of a right of light surveyor to act on your behalf.

Right of Light Consulting has already completed a preliminary assessment but as they have not had access to your property have made certain assumptions as to the internal room layouts. The initial technical analysis suggests that the proposal may interfere with the light to your property, however, it is unclear at this stage if this is sufficient to warrant payment of any compensation. To assist with the calculations, would it therefore be possible for our consultant to access your building so that they can take some internal room dimensions to accurately establish the level of any interference?

I should be grateful if you are able to confirm on behalf of Ninecourt that they are willing to agree to Right of Light Consulting gaining access to your property to measure the internal room layouts and if

so would you provide me with some dates and times that would be suitable for them to complete their survey. I am copying in Jonathan Ray of Right of Light Consulting to this email for information.

On related matters, we have also instructed a party wall surveyor to act on our behalf to consider the matter of any party wall awards and to serve any required notices. This will protect your building and include if required the preparation of a schedule of condition. Party Wall surveyor Peter Mullins of Currie & Brown will be acting for us on this aspect and he will also be in touch with you in due course.

I look forward to hearing from you on the Right of Light inspection.

Regards

John Fox



John Fox
Estates Surveyor

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