

# Holland Taylor & Warde

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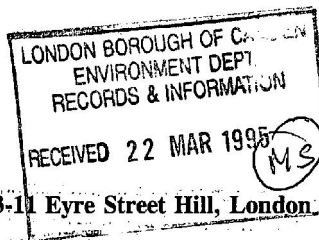
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Your Ref.  
Our Ref. ST/JH/295/95  
Date 20 March 1995

For the attention of Mary Samuels



Dear Sirs,

**Proposed Change of Use to residential at 3-11 Eyre Street Hill, London EC1R 5BY.**

We act for Bantree Investments Ltd. who recently acquired the property at 8-14 Vine Hill, E.C.1. The company have been made aware of an application submitted by Mr. D. Singh relating to a change of use of the above building to residential, including the construction of a new mansard floor.

I understand my clients have already written to you, expressing some reservations, and we have therefore taken the opportunity to inspect the plans submitted. We were informed the application is likely to be considered by your members at their meeting on the 6th April. We would be grateful if you could ensure the following observations are taken into account when the application is determined.

1. The application building is close to the rear of our client's property. No. 8-14 Vine Hill is currently in B1 Use with unprotected fire escapes, opening windows and air condition and other plant prevalent on its rear elevation. We would be concerned that the use of 3-11 Eyre Street Hill for residential use may lead to complaints with regard to noise, disturbance and overlooking from future occupiers.
2. The two buildings currently have a joint means of escape to the rear. The submitted plans do not address how this arrangement is to be dealt with.
3. The forms indicate that there is currently some 968 square metres of residential floorspace within the building. The plans show only a caretakers flat of some 150 sq. metres. The electoral register shows only one occupant and the caretaker's flat

● seems clearly ancillary to the commercial use.

An application will shortly be submitted to you relating to works at our client's site. We would ask you to have some consideration to these proposals in arriving at your decision relating to Eyre Street Hill.

Thank you for your co-operation.

Yours faithfully,

SIMON TAYLOR  
HOLLAND TAYLOR & WARDE