

**From:** Alisdair Burke  
**Sent:** 16 February 2023 13:20  
**To:** Edward Hodgson; Planning Planning  
**Subject:** 2022/4815/P & 2023/0048/L. 41 FITZROY STREET,  
W1T 6DZ  
**Attachments:** 2023-02-16\_004867-1.jpg; 2023-02-16\_004867-2.jpg; 2023-02-16\_004867-3.jpg; 2023-02-16\_004867-4.jpg

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Attn : Edward Hodgson, Case Officer  
Re : 41 Fitzroy Street ( C1 Hotel)

#### COMMENTS ON ABOVE APPLICATIONS

1. There is an error or mistake in the Ownership Certificates made in the planning & LBC applications for the above property.
2. The statement is made that the Applicant (Mr Szymanski, Fitzroy Hotel Ltd) is the sole owner of the land to which the application relates. This is not correct.
3. The superior freehold title (Title No NGL 686541 as stated in the applications) is in the name of FAWN PROPERTY INVESTMENT (UK) LTD. It was throughout 2022 and most recently on 12.1.23 - the owner of the property. See enclosed Land Registry extracts.
4. By Section 327A(2), TCPA 1990 the planning authority "must not" proceed with an application if it (the application) fails to comply with relevant requirements as to the matters to be submitted.
5. Ownership certificates are such a requirement. Therefore the applications cannot proceed until correct declarations are made or this matter is otherwise resolved.

Alisdair Burke,