

Our Ref: 102/01354-2/Wang
Your Ref: 15/AP/3913
Date: 5th May 2016

Southwark Council
Planning Division Development Management
5th Floor – Hub 2
PO Box 64529
London
SE1P 5LX

URGENT CORRESPONDENCE

By Email: planning.applications@southwark.gov.uk

Dear Sirs,

Re: Our Clients: [REDACTED]
Planning Application Ref No: 15/AP/3913
Proposed Development at: The Fort, 131 Grange Road, London. SE1 3AL

We are instructed by the proprietors of 130 Grange Road, London, SE1 3AL
namely [REDACTED]

We have had view of an application for Planning Permission for Development
at The Fort, 131 Grange Road, London. SE1 3AL, immediately next door to
our client's property, which is currently under review and a public meeting for
this will be taking place on 10th of May 2016 at 18:30pm.

We are instructed to formerly write to the Southwark Council portraying our
client's objections for consent to the proposed plans for reasons that have
already been placed before the Local Authority by our client and her instructed
Architects and reasons mentioned within this letter.

We enclose Official Copy of the Register obtained from the Her Majesty's
Land Registry with this letter and mark as Exhibit II. We will refer you to The
Property Register, Section A, paragraph 3 states that:

Head Office:
Arodene House
First Floor 41-55 Perth Road
Gants Hill
IG2 6BX

Also at:

S3 Endeavour House
2 Cambridge Road
Kingston Upon Thames
KT1 3JU

t: 020 8550 2506
020 8532 4190
f: 020 8550 2908
dx: 8960 Gants Hill

woodfordwise@email.com

www.woodfordwise.co.uk

Principal:

A H Newaz (Hons) LLB

Solicitors:

A Masood (Hons) (LLB)

Consultant:

M Furreedan (LLB) Dip French Law
T Foster (Hons) (LLB)

Trainee Solicitors:

S Aygul (LLB)

Specialist Paralegal:

K Dhiman M.S.S.P

Please forward all correspondences
to our Gants Hill Head Office
quoting our reference accordingly

VAT No. 985 2382 83

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trading name of
Woodford Wise Solicitors

Community
Legal Service



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and Wales

SRA No. 0059 0770

'There are included are excepted in this transfer all rights over the adjoining premises know as "Royal Fort" or over the property hereby transferred for the benefit of the said adjoining premises "Royal Fort" as are presently subsisting as would be easements if the two sets of premises had been in separate ownership for a sufficient period and under the proper circumstances for the creation of such easements.'

This is a registered easement dated 4 August 1982, which has passed down the title, that our client has legally afforded the right of way of the land on what is known as The Fort, 131 Grange Road, London SE1 3AL. We enclose a copy of the Ordinate Plan of the Official Copy marked as exhibit II, which we have highlighted in yellow. We have demonstrates the right of way, which has been passed down the title, that is enjoyed by our client.

The development as proposed will infringe on our clients registered easement and the 'right of way' and this will be in breach of a legal agreement as stated in the Official Register of Title from our clients' predecessors. This proposed development will interfere with the access from the rear of the property and block path of our clients who have a right of way by necessity and this access is a health and safety requirement as a fire exit.

Please note that the Law of Property Act 1925 Section 62 paragraph (2) states:

(2) A conveyance of land, having houses or other buildings thereon, shall be deemed to include and shall by virtue of this Act operate to convey, with the land, houses, or other buildings, all outhouses, erections, fixtures, cellars, areas, courts, courtyards, cisterns, sewers, gutters, drains, ways, passages, lights, watercourses, liberties, privileges, easements, rights, and advantages whatsoever, appertaining or reputed to appertain to the land, houses, or other buildings conveyed, or any of them, or any part thereof, or, at the time of conveyance, demised, occupied, or enjoyed with, or reputed or known as part or parcel of or appurtenant to, the land, houses, or other buildings conveyed, or any of them, or any part thereof.

The proposed development will block our clients' right of way. Our clients use the alleyway to the back of their property and to the back and side of 131 Grange Road, SE1 3AL for fire escape, rubbish collection purposes, deliveries and other uses. Building along this alleyway and blocking the same will directly breach the registered Easement afforded to our client notwithstanding the fact that it will cause inconvenience as well as a safety issue for our clients.

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The Local Authority ought to be aware of the A3 Licence granted to our client's property would have taken into consideration the Fire Escape and safety elements associated to the licence.

The Planning Authority must take into account the neighbours' concerns and specifically the infringements of these neighbours. Our client requires access to the back of 131 Grange Road, SE1 3AL and we are objecting to the proposed developments at the above mentioned property as these will be obstructing our clients' paths.

We understand that when considering objections, the council breaks down the content into two categories: valid reasons for objection and reasons that will not be considered because they address issues that are not planning considerations. We consider that our clients' objection as a valid reason based on her legal entitlement based on the registered easement as mentioned.

We are currently advising our clients in respect of their rights and remedies available within the Law of Property Act 1925 in the vent that permission for development is granted based on the current proposals and in the event of interference to the easement stated in the Title Register.

We would kindly request that before granting permission for the development that our clients' objections and their legal rights are considered.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully,

Woodford Wise
WOODFORD WISE SOLICITORS

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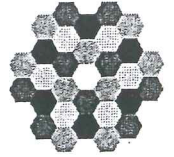
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VAT No. 985 2382 83


Planning Application Ref No: 15/AP/3913

Objection to Proposed Development at:
The Fort, 131 Grange Road, London. SE1 3AL

EXHIBIT I



Official copy of register of title

Title number SGL354110

Edition date 23.02.2016

- This official copy shows the entries on the register of title on 24 Feb 2016 at 10:45:27.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 24 Feb 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry Telford Office.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTHWARK

- (14.11.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 130 Grange Road, London (SE1 3AL).
- The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 4 August 1982 made between (1) Courage Brewing Limited and (2) [REDACTED]

"There is excepted and reserved to the Transferor the right to carry on the business of a Public House on the adjoining premises known as "Royal Fort"

There are included and excepted in this transfer all rights over the adjoining premises known as "Royal Fort" or over the property hereby transferred for the benefit of the said adjoining premises "Royal Fort" as are presently subsisting as would be easements if the two sets of premises had been in separate ownership for a sufficient period and under the proper circumstances for the creation of such easements."

The Transfer dated 4 August 1982 referred to above contains the following provision:-

"It is hereby agreed and declared that the Transferees shall not by virtue of the transfer of the property of them or otherwise acquire any rights of light or air whatsoever against or over any adjacent or adjoining land of the Transferor."

(07.02.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

Title number SGL354110

B: Proprietorship Register continued

- 1 (23.02.2016) PROPRIETOR: [REDACTED] of 130 Grange Road,
London SE1 3AL.
- 2 (09.07.2015) The price stated to have been paid on 26 February 2015 was
£208,000.
- 3 (23.02.2016) RESTRICTION: No disposition by a sole proprietor of the
registered estate (except a trust corporation) under which capital
money arises is to be registered unless authorised by an order of the
court.

End of register


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EXHIBIT II

