

Jericho Management Company Ltd
The Courtyard
Shoreham Road
Upper Beeding
Steyping
West Sussex
BN44 3TN

18 December 2024

Dear Sirs

Planning Application by Capital Hair and Beauty, Unit A, Consort Way, Burgess Hill

We have now received Notification of Planning Application in relation to Consort Way by Capital Hair and Beauty. A link to the documentation is below for your reference.

https://padocs.midsussex.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DM&FOLDER1_REF=DM/24/2970#

You will be aware that your duty as Landlord is to protect your interests as well as ours as Tenant, so that the planned neighbouring works do not affect our enjoyment of the property.

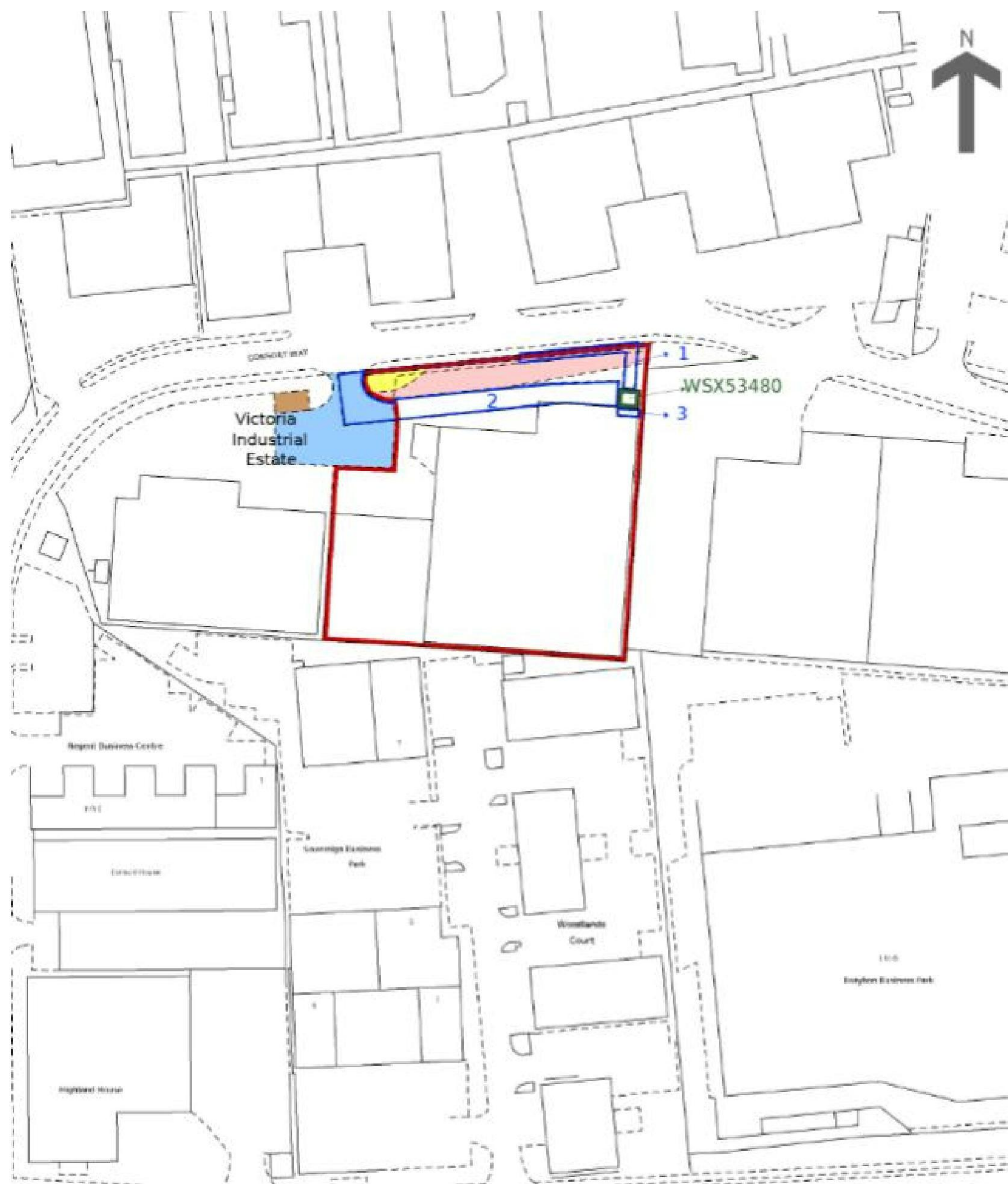
We attach a copy of the proposed site plan included in the application from which you will see the site boundary shown in **red** and the site ownership additionally shown in **blue**. It should be highlighted that both of these areas include our access route and the 4 parking spaces that we enjoy as part of our Lease. On the second page is the site analysis where the boundary is shown slightly differently and doesn't include our parking spaces or access route.

Within our Lease, we are granted certain covenants and easements as below:

3 COVENANTS, EASEMENTS AND OTHER MATTERS BENEFITING THE PROPERTY

The following matters benefit the Property:

- 3.1 A Transfer dated 12 February 1979 and made between (1) Pambarns Limited and (2) Clerical Medical and General Life Assurance Society contains the following rights:
 - 3.1.1 A right of access over the common entrance way tinted blue on the title plan with or without vehicles for all purposes connected with the use and enjoyment of the Property.
 - 3.1.2 A right to park vehicles of any description on the land tinted brown on the title plan.
- 3.2 A Transfer dated 30 June 1981 and made between (1) Victor Charles Jamieson and (2) The South Eastern Electricity Board contains the following rights:
 - 3.2.1 A right of access over the land edged in green on the title plan for the purposes of carrying out repairs and other such works to the wall and any building of which such wall forms part constructed on the Property to the extent that such works cannot be carried out without entry onto the land edged green. This right is subject to:



We will of course want to ensure that these rights are protected throughout the works and following completion and reserve our rights in this regard.

