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By Recorded Delivery

Dear Sirs

Proposed redevelopment of 6-44 Station Road and Queens Hall Car Park, Poplar Walk, Croydon (“St Michael’s Square”)

As you may be aware, we have granted planning permission and listed building consent for the redevelopment of St Michael’s Square (under references 15/01419/P and 15/01422/LB). London Square Developments Limited (“LSQ”) intends to carry out the redevelopment of St Michael’s Square under those consents.

We are contacting you because your property may have the benefit of a right to light over St Michaels Square. A right of light is a private right over adjoining land. The size and scale of the development at St Michael’s Square may interfere with your right to light. I understand that LSQ’s surveyors, Point2, have contacted you seeking your agreement to release your rights so as to allow the redevelopment to proceed.

The redevelopment of St Michael’s Square has been identified in our planning policy as key to the regeneration of the West Croydon area, and it will bring significant social, economic and environmental benefits. This includes the provision of new homes (including affordable units) and a new public square.

The Council understands that LSQ remain willing to reach an agreement with you, however an agreement has yet to be concluded. In the absence of such an agreement, there remains a risk that you may bring an action in the courts to restrain any infringement of any right to light to which you may be entitled. The risk of such legal action represents an impediment to the implementation and carrying out of the redevelopment.

LSQ has therefore asked us to consider acquiring an interest in St Michael’s Square for the purpose of facilitating the development by engaging s203 of the Housing and Planning Act 2016 (“s203”). If s203 is engaged it will authorise the carrying out of building work on the St Michael’s Square site even if it involves interfering with a right to light. .

You should note that if the Council were to exercise its powers under s 203 of the Housing and Planning Act 2016 and LSQ proceed with the redevelopment, if you establish the existence of a right of light, and that such right is infringed by the carrying out of the building works, you will be entitled to seek financial compensation for the effect of the development. We recommend that you seek independent advice upon this matter.

We understand that LSQ are holding a public exhibition regarding the redevelopment at St Michaels Church on 20 and 21 September from 10.00am to 2.00pm on each day when you will be able to learn more about the development. It is hoped that, in addition to representatives of LSQ, the Council will also be in attendance during the exhibition on the 20 September.

We wish to take into account any comments you have in relation to this and whether you would be willing to negotiate for the release of your rights of light by entering into an appropriate agreement with LSQ. Please provide your views to me by email to Stephen.Wingrave@croydon.gov.uk.

Yours faithfully

Stephen Wingrave

Head of Asset Management and Estates