

- 5 AUG 2005

Received in Room 131

**BRADCODE LTD RE: SAGE HOLDINGS LTD**

Westbury House, 23 – 25 Bridge Street, Pinner, Middlesex HA5 3HR

Tel: +44 (20) 8429 5775

Fax: +44 (20) 8429 5789

email: atul@bradcode.com

The Chief Planning Officer  
London Borough of Harrow  
Garden House  
St John's Road  
Harrow  
Middlesex HA1 2EE

Tuesday, 02 August 2005

Dear Sir

**Reference: Sage House, 319 Pinner Road, North Harrow - Section 106 Agreement**

Further to the letter of Ms. Lisa Hayward, dated 22 July 2005 (enclosed), we wish to write to you to present a few points as to the sequence of events and the various reasons for delay to be presented on our behalf to the Development Control Committee meeting in early September.

We wish to note that we had every intention to complete this matter within the allocated time and the main reason for not completing was due to lack of communication between the various parties for which we apologise.

We would like to present the sequence of events as follows:

- 10<sup>th</sup> September 2003  
Planning permission granted subject to completion of a legal agreement under section 106 of the Town & Country Planning Act 1990, within one year of the date of the committee.
- 16<sup>th</sup> September 2003  
LBH sent letter of approval
- 22<sup>nd</sup> September 2003  
Simon Mynard (LBH) – legal asst (planning) – wrote letter asking for titles, etc.
- 25<sup>th</sup> September 2003  
Simon (LBH) - wrote letter regarding costs £300/=
- 5<sup>th</sup> Jan 2004  
Daniel Glinert (Glinert Davis) - asking for title deeds copies + costs and confirmation to liaise on behalf of Sage Holdings
- 5<sup>th</sup> Jan 2004  
Atul (Bradcode Ltd) sent copies of title deeds + costs £300/= to Daniel.
- 7<sup>th</sup> Jan 2004  
Daniel wrote to LBH-Simon Mynard, sent copies of title deeds + costs to LBH

13<sup>th</sup> February -20<sup>th</sup> May 2004

Correspondence between LBH &ADL Traffic regarding Draft Section 106 Agreement.

29<sup>th</sup> July 2004

Letter from Atul to Dudley Cottingham (Sage Holdings) regarding final draft of section 106 agreement for signing (Sage Holdings and HSBC)

7<sup>th</sup> September 2004

Letter from Daniel to LBH regarding HSBC comments on agreement. Waiting for reply from LBH

8<sup>th</sup> September 2004

Acknowledgement of letter by LBH- Lisa Hayward.

6<sup>th</sup> October 2004

Letter from Daniel to LBH-follow up regarding the decision for amendment by HSBC.

22<sup>nd</sup> October 2004

-Reply from LBH to Daniel regarding the changes to 106.  
-Letter to Dave Green HSBC regarding the re-amendments by LBH.

2<sup>nd</sup> March 2005

Letter from Daniel to Dave Green HSBC regarding the letter from LBH (letter dated 21<sup>st</sup> February 2005).

8<sup>th</sup> June 2005

Call from Dave Green to verbally agree to the amended clause by LBH .

▪ July 2005

Final agreement reached – LBH letter regarding re-application to DCC for extension of time. DCC in beginning September.

As you can see it has been particularly difficult to co-ordinate communication with so many parties, especially with the traffic engineers, our solicitors and then HSBC who needed to make a few changes to the clauses at the very last minute. Had it not been for this delay we would have completed the agreement in time.

I trust that your report to the committee will emphasise our efforts to meet the original time scale and our ability to complete the legal agreement immediately after you have approval yourselves.

Yours faithfully



Atul Sangani

cc: Daniel Glinert, Glinert Davis  
Ms. Lisa Hayward, LBH

P.D