



City of Westminster

Director of Legal and  
Administrative Services  
C T Wilson, LLB., CMA

Please contact: Ayer Kemal  
Telephone direct on: (020) 7641 2717  
Fax No: (020) 7641 2251  
Minicom:(020) 7641 5912  
London Dx 2310 Victoria  
Email: akemal@westminster.gov.uk  
Date: 4<sup>th</sup> November 2003

Our Ref: LS/L/AK/71063  
Your Ref:

Michael James Ellard  
89 Harvist Road  
Queens Park  
London  
NW6 6HA

**BY HAND**

Dear Mr Ellard

**Re: Ocean House**

I act on behalf of Westminster City Council ("the Council") the adjacent owner to the above property. I understand from the register at Her Majesty's Land Registry that you are the freehold owner of Ocean House, 289 Shirland Road, London W9.

You will be aware that your land has the benefit of a right of way granted within a transfer of land dated 31<sup>st</sup> March 1993 between the Council and James and Pamela Hyde. Your land is also subject to restrictive covenants contained within that transfer. The covenants are registered. We enclose a copy of the transfer and copy office entries in respect of your land.

The Council remains the freehold owner entitled to possession of the land between 75A and 287 Shirland Road over which the above-mentioned right of way was granted. I will refer to this as "the Council's Land".

You will no doubt be aware that the Council has recently viewed Ocean House from the Council's Land. It is apparent that:-

- 1) You have demolished the garage that used to stand on your land and erected a dwelling house;

