



Legal Ref: 2071 Primary Deed

DC Ref: 2010/4998/P

Address: 14 Templewood Avenue
London

Ward: Frognaal & Fitzjohns (Pre May 2022)

Date Signed: 07/02/11

Proposal/Description:

Conversion of six flats to single family dwelling house (Class C3).

Planning Obligations:

Developers:

Berwin Leighton Paisner LLP

Mrs M Ruiz de Calzado
Mrs M Ruiz de Calzado

Application Status:

Not Started

Type	Details	Trigger	Value	Paid	Discharged	Clause
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Affordable Housing Off Site	<p>4. OBLIGATIONS OF THE OWNER The Owner hereby covenants with the Council as follows-> 4.1 Not to Implement or permit Implementation of any part of the Development until such time as the Owner has identified a site or a number of sites capable of forming the whole of the Off-Site Housing and has submitted full details of such sites to the Council for approval these to include details of the following:- (i) the name and location of the sites; (ii) the planning status of the said sites; (iii) ownership details of the identified sites; (iv) an account of the suitability of the said sites for accommodating the Off-Site Housing as provided for under this Agreement; (v) indicative design of the proposals; (vi) such further information as the Council may reasonably require. 4.2 Not to Implement or permit Implementation of any part of the Development until such time as the Owner has obtained written confirmation from the Council that the following steps have been carried out and completed:- 4.2.1 the sites identified by the Owner as being capable of accommodating the Off Site Housing have been approved in writing by the Council as sites suitable for accommodating the Off-Site Housing and comprise the total requirements of the Off-Site Housing; and 4.2.2 the Owner and/or owner of each and every site forming part of the Off-Site Housing has applied for and been granted planning permission enabling the construction of the approved Off-Site Housing. 4.3 Not to Occupy or Permit Occupation of the Development until such time as the Off Site Housing has been fully implemented and completed in a good and workmanlike manner and the Owner has received written notice from the Council that in the reasonable opinion of the Council the Owner has demonstrated that it has carried out or secured the carrying out at its own expense of all works of construction, conversion and fitting out necessary to make all of the sites incorporated in the Off-Site Housing as approved pursuant to clause 4.2 suitable for use as housing in accordance with a specification to be provided by the Owner and agreed by the Council.</p>	Various triggers PI + PO	4
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