

Date: 11 June 2024
Your Reference: 2019/2238/P
CLS/EG/1800.2643

London Borough of Camden
Supporting Communities
Directorate

5 Pancras Square
London N1C 4AG

Tel: 020 7974 3419

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David Burns
Director of Regeneration and Planning
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear David,

**Re: CAMDEN TOWN HALL, JUDD STREET, LONDON WC1H 9JE
PLANNING APPLICATION REFERENCE 2019/2238/P
(SHADOW) SECTION 106 AGREEMENT**

I refer to the above matter.

The Shadow S106 Agreement has been amended as set out in an Annex attached to this letter, as follows:

- For the duration of the leases between the Council and Eventhia Ltd dated 11 June 2024 for a term of 30 years (or in the event that the leases are extended, for a different extended period as may be agreed with the Council in writing), Affordable SME Workspace provisions have been replaced with the Free Memberships provisions. For the avoidance of doubt, the amendments relating to Free Memberships will fall away upon the expiry of the leases and original provisions relating to the Affordable SME Workspace as set out in the Shadow S106 Agreement attached to letter dated 19 December 2019 will come back into force;
- Energy Efficiency and Renewable Energy Plan and Sustainability Plan Definitions as substituted with the respective definitions contained in the Annex.

I have read and understood the obligations contained in the attached Annex to the Shadow S106 Agreement.

I hereby confirm that the CIP and Major Projects Department, in the construction and operation of the development at Camden Town Hall, will comply with the conditions marked with an asterisk in the planning permission referenced 2019/2238/P in the manner set out in the obligations contained within the Shadow Section 106 agreement, as varied by Annex attached to this letter.

I further confirm that my Department will not dispose of any relevant interests in the land at the Camden Town Hall development without first ensuring that any new owner with the relevant interest simultaneously executes a Section 106 Agreement securing the obligations contained in the Shadow s106 Agreement, as varied by Annex attached to this letter.

Yours sincerely



Neil Vokes
Director of Development
London Borough of Camden

Borough Solicitor
Andrew Maughan

ANNEX

VARIATION OF SHADOW S106 AGREEMENT IN RELATION TO CAMDEN TOWN HALL, JUDD STREET, LONDON WC1H 9JE PLANNING APPLICATION REFERENCE 2019/2238/P ("SHADOW S106 AGREEMENT")

1. All words and phrases defined in the Shadow S106 Agreement shall have the same meaning in this Annex save where the context otherwise dictates and for the avoidance of any doubt the Shadow S106 Agreement shall remain in full force and effect save as varied by this Variation.
2. All reference in this Annex to clauses in the Shadow S106 Agreement are to clauses within the Shadow S106 Agreement.
3. Subject to clause 5 of this Annex, the following definitions contained in the Shadow S106 Agreement shall be **deleted**:
 - 2.2 "the Affordable Rent"
 - 2.3 "the Affordable SME Workspace"
 - 2.4 "the Affordable SME Workspace Marketing Strategy"
 - 2.5 "the Affordable SME Workspace Plan"
4. Subject to clause 5 of this Annex, the following definitions shall be **added** to the Shadow S106 Agreement:-

4.1	"Free Memberships"	one hundred (100) memberships to be provided at the Membership Facility free of charge in accordance with this Agreement entitling all holders of such memberships to all Membership Benefits at the Membership Facility at all times AND for the avoidance of doubt members holding Free Memberships shall be entitled to identical Membership Benefits as the paying members of the Membership Facility as may be offered from time to time
4.2	"Free Memberships Marketing Strategy"	a strategy to be submitted by the Owner and approved by the Council in writing in respect of marketing of the Free Memberships in the Council's administrative area

		<p>setting out the following details (but not limited to):</p> <p>a) eligibility criteria and hierarchy of priority for Free Memberships (“Target Audience”);</p> <p>b) details of how and where the Free Memberships will be marketed to Target Audience;</p> <p>c) commitment by the Owner to annual reporting and overview of the details to be provided including the following information:</p> <p style="padding-left: 40px;">(i) demographic information all members holding Free Memberships including a residential or business postcode and sector/business description (insofar as provision of this information would not conflict with the Owner’s responsibilities under data protection legislation); and</p> <p style="padding-left: 40px;">(ii) overview of the support of the members holding Free Memberships each year (business support/ professional development programme) and</p> <p style="padding-left: 40px;">(iii) details of the cultural programme</p> <p>d) commitment by the Owner to ensure that not less than 100 (one hundred) Free Memberships will be offered free of charge at the Membership Facility at any one time for the duration of the Leases;</p> <p>e) identifying means of ensuring the provision of information to the Council to monitor the implementation of the marketing strategy on annual basis</p>
4.3	“Leases”	the leases to be granted by the Freeholder to the Owner in respect of parts of the Property for a period of 30 years commencing from [] (or in the event that the leases are extended, for a different extended period as may be agreed with the Council in writing)
4.4	“Lease Areas”	the areas in respect of which Leases are granted as shown on Plan 8
4.5	“Plan 8”	the plans showing the Lease Areas annexed at

		Schedule 12
4.6	“Membership Benefits”	<p>membership benefits of the Membership Facility which shall include (but not limited to) the following benefits:</p> <p>a) access to fully serviced workplace facilities including co-working areas, meeting rooms, zoom rooms, production studio facilities, streaming facilities and supported back office services;</p> <p>b) food and beverage offerings at onsite catering facilities;</p> <p>c) membership cultural programming and community mentorship schemes;</p> <p>d) priority access and preferential rates on meeting rooms and event bookings;</p> <p>e) SME support; and</p> <p>f) any other membership benefits that may be provided at the Membership Facility from time to time</p> <p>AND for the avoidance of doubt identical membership benefits shall be offered to both paying and free members of the Membership Facility at all times</p>
4.7	“Membership Facility”	the membership facility to be provided by the Owner within the Property providing Membership Benefits

5. For the duration of the Leases, the Affordable SME Workspace provisions set out in Clause 2 of Schedule 4 (Operation) of the Shadow S106 Agreement shall be replaced with the Free Memberships Marketing Strategy as follows:

“2 FREE MEMBERSHIP MARKETING STRATEGY

- 2.1 *On or prior to Occupation to submit to the Council for approval the Free Membership Marketing Strategy.*
- 2.2 *Not to Occupy cause or permit Occupation unless and until the Free Membership Marketing Strategy has been submitted to the Council and approved by the Council in writing.*

2.3 *Following the approval of the Free Membership Marketing Strategy the Owner shall market the Membership Facility and Free Memberships in accordance with the Free Membership Marketing Strategy.*

f.6 *After the Occupation Date the Owner shall not Occupy or Permit Occupation at any time when the Lease Areas are not being managed in strict accordance with the Free Membership Marketing Strategy as approved by the Council from time to time.*

f.6 *For the avoidance of any doubt the Owner shall ensure that not less than 100 (one hundred) Free Memberships at the Membership Facility are offered at any one time for the duration of the Leases.*

2.6 *The Owner shall submit the following information to the Council on annual basis in respect of the preceding 12 month period (or at such other time as reasonably requested by the Council or as agreed by the Parties in writing):*

- a) *details of the floor area and extent of floorspace (shown on an appropriate plan) occupied by the Membership Facility;*
- b) *demographic information all members holding Free Memberships including a residential or business postcode and sector/business description; and*
- c) *overview of the support offered to members holding Free Memberships through each year and details of the cultural programme*

PROVIDED THAT the obligation to provide demographic information applies only to the extent that to provide such information would not conflict with the Owner's responsibilities under data protection legislation."

6. The **"Energy Efficiency and Renewable Energy Plan"** definition in clause 2.28 of the Shadow S106 Agreement shall be deleted and replaced with the following wording:

"2.28 a strategy setting out a package of measures to be adopted by the Owner in the management of the Development with a view to reducing carbon energy emissions through (but not be limited to) the following:-

- a) *the incorporation of the measures set out in the submission document entitled Energy Statement and dated 18 April 2019 by Arup to target a 58.8% reduction in CO2 emissions beyond the Part L 2013 baseline (which for the avoidance of doubt equates to total emissions of tCO2 of 235);*
- b) *further details (including detailed drawings, any necessary surveys and system specifications) of how the Owner will reduce the Development's carbon emissions from renewable energy technologies located on the Property ensuring the Owner will target a reduction of 32.7% and achieve at least in carbon emissions in relation to the Property using a combination of complementary low and zero carbon technologies;*
- c) *to achieve an overall 58.8% reduction in on-site carbon emissions beyond the Part L 2021 baseline;*
- d) *a minimum 38.8% Be Lean stage reduction through energy efficiency;*
- e) *a minimum 32.7% Be Green stage reduction through on site renewable energy;*
- f) *separate metering of all low and zero carbon technologies to enable the monitoring of energy and carbon emissions and savings;*
- g) *a building management system being an electronic system to monitor the Development's heating cooling and the hours of use of plant;*
- h) *include a pre-Implementation design-stage review by an appropriately qualified and recognised independent professional including NCM (National Calculation Method) calculations certifying that the measures incorporated in the Energy Efficiency and Renewable Energy Plan are achievable in each phase of the Development and satisfy the aims and objectives of the Council's strategic policies on the reduction of carbon emissions contained within its Development Plan;*
- i) *measures to secure a post construction review of the Development by an appropriately qualified and recognised independent professional (including but not limited to photographs, installation contracts NCM calculations certifying that the measures incorporated in the Energy Efficiency and Renewable Energy Plan have been achieved in each phase of the Development and will be maintainable in the Development's future management and occupation; and,*
- j) *identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time."*

7. The “**Sustainability Plan**” definition in clause 2.58 of the Shadow S106 Agreement shall be deleted and replaced with the following wording:

“2.58 a plan including a post construction review securing the incorporation of sustainability measures in the Development’s fabric and in its subsequent management and occupation which shall:-

(a) achieve the targets set out in the submission document entitled Sustainability Statement dated 18th April 2019 by Arup;

(b) include a design stage Building Research Establishment Environmental Assessment Method (BREEAM) review report completed by a licensed BREEAM assessor in respect of the Property with a target of achieving an Excellent rating and attaining at least 62.5% credits in Energy, 89% credits in Water and 69% credits in Materials categories;

€ include a pre-Implementation review by an appropriately qualified recognised and independent professional in respect of the Property certifying that the measures incorporated in the Sustainability Plan are achievable in the Development and satisfy the aims and objectives of the Council’s strategic policies on sustainability contained within its Development Plan;

(d) details of maintenance and management relative to sustainability measures included in the Sustainability Plan;

€ measures to secure a post construction review of the Development by an appropriately qualified recognised and independent professional in respect of the Property (including a written report, photographs and installation contracts) certifying that the measures incorporated in the Sustainability Plan have been achieved in the Development and will be maintainable in the Development’s future management and occupation; and,

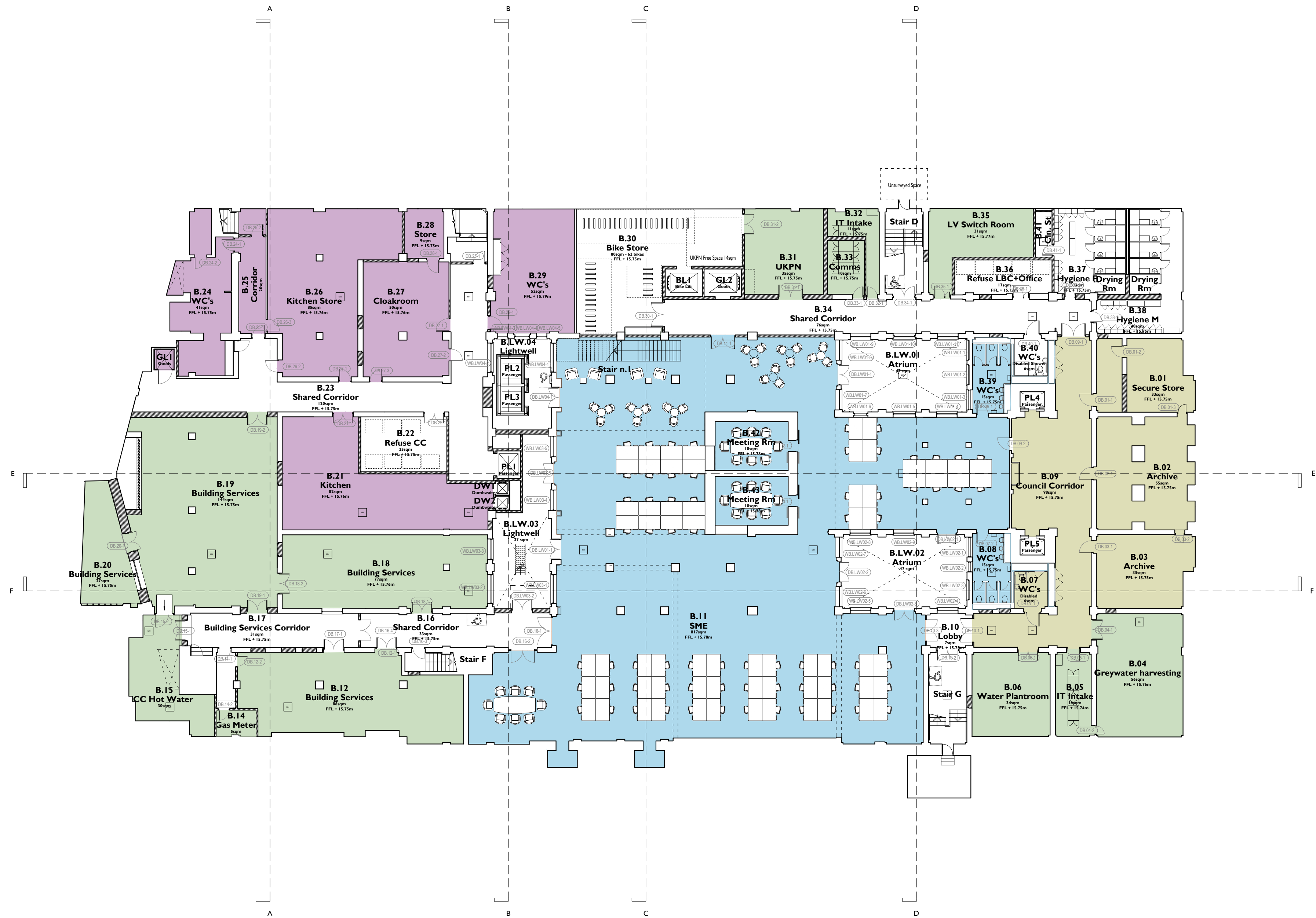
(f) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time”

8. Plan 8 annexed to this Annex shall be annexed to the Shadow S106 Agreement at Schedule 12
9. Plans 2 – 6 attached at Schedule 2 of the Shadow S106 Agreement shall be deleted in their entirety and replaced with Plans 2 – 6 annexed to this Annex.

10. In all other respects the Shadow S106 Agreement (as varied by this Deed) shall continue in full force and effect.

SCHEDULE 2

Plans 2 - 6



Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

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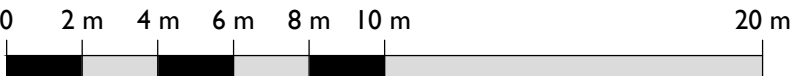
Proposed Works Key

- Proposed Wall
- Window Number
- Door Number
- Refuge Point
- Usage - Camden Centre
- Usage - Commercial Office Space
- Civic / Democratic Spaces and CTH Dedicated Space
- Plant Areas
- Manhole Location

Drawings to be read in conjunction with:

Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
Window Strategy Report CTH-PUR-XX-XX-RP-A-00012

1:200 Scale



SS P01 07 Nov 2019 OB RO
SS P00 15/04/19 oliverbeddard NS

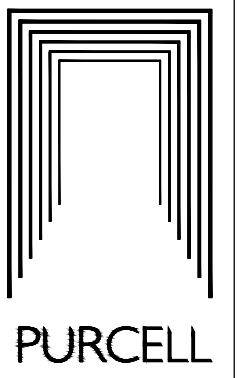
First Issue 18 Apr 2019 oliverbeddard RO

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DRAWING NO.	CTH-PUR-MB-B0-DR-A-92900			
REVISION	SS P01			
SIZE & SCALE	A1L 1:200			
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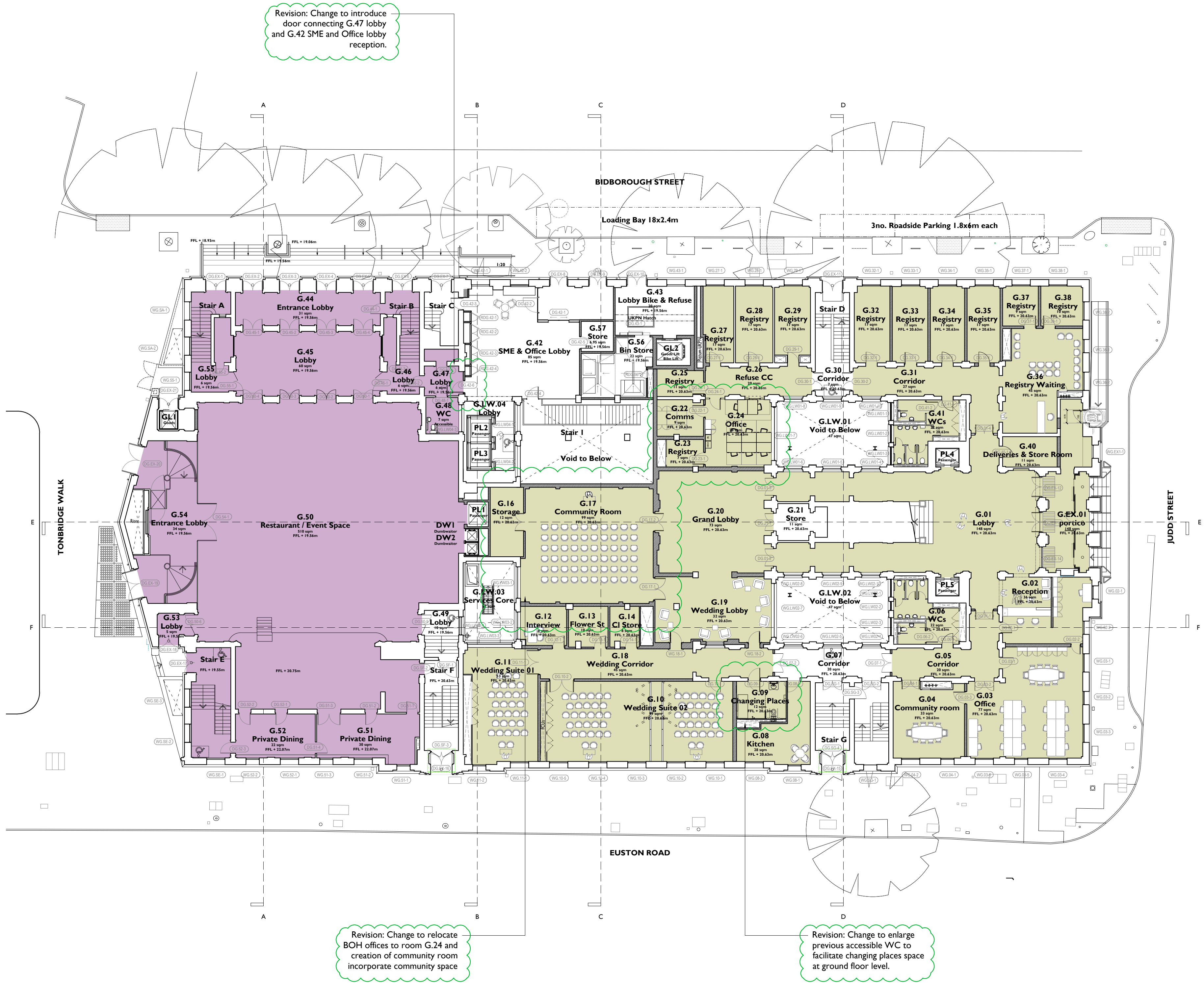
CLIENT Lendlease

PROJECT Camden Town Hall

JOB NUMBER 238664



I
92901
PROPOSED GROUND FLOOR PLAN
1:200 @ A1



REVISIONS

P01:
Changes made to previous revision to incorporate
Community room G.17 with relocated offices to room
G.24.

P01 - Previous NMA : Proposals submitted under application
ref number:2020/3862/P & Listed Building Consent ref: 2020/3849/L

Notes:

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Proposed Works Key

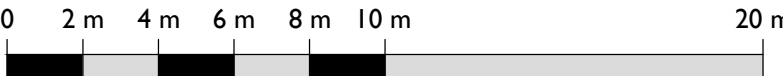
- Proposed Wall
- Window Number
- Door Number
- Refuge Point
- Usage - Camden Centre
- Usage - Commercial Office Space
- Civic / Democratic Spaces and CTH Dedicated Space
- Plant Areas
- Manhole Location

Drawings to be read in conjunction with:

Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
Window Strategy Report CTH-PUR-XX-XX-RP-A-00012

REVISIONS MADE TO PREVIOUS
APPROVED DRAWING HIGHLIGHTED IN
GREEN REV CLOUD

1:200 Scale



S5 P01 07 Nov 2019 OB RO
S5 P00 15/04/19 oliverbeddard NS

First Issue 04/08/2022 AT AT

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
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DRAWING TITLE	GA PROPOSED PLAN SHOWING USES GROUND FLOOR			
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DRAWING NO.	CTH-PUR-MB-G0-DR-A-92901			
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REVISION	P02			
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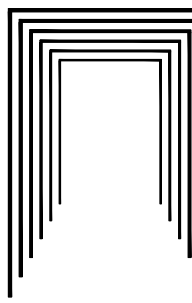
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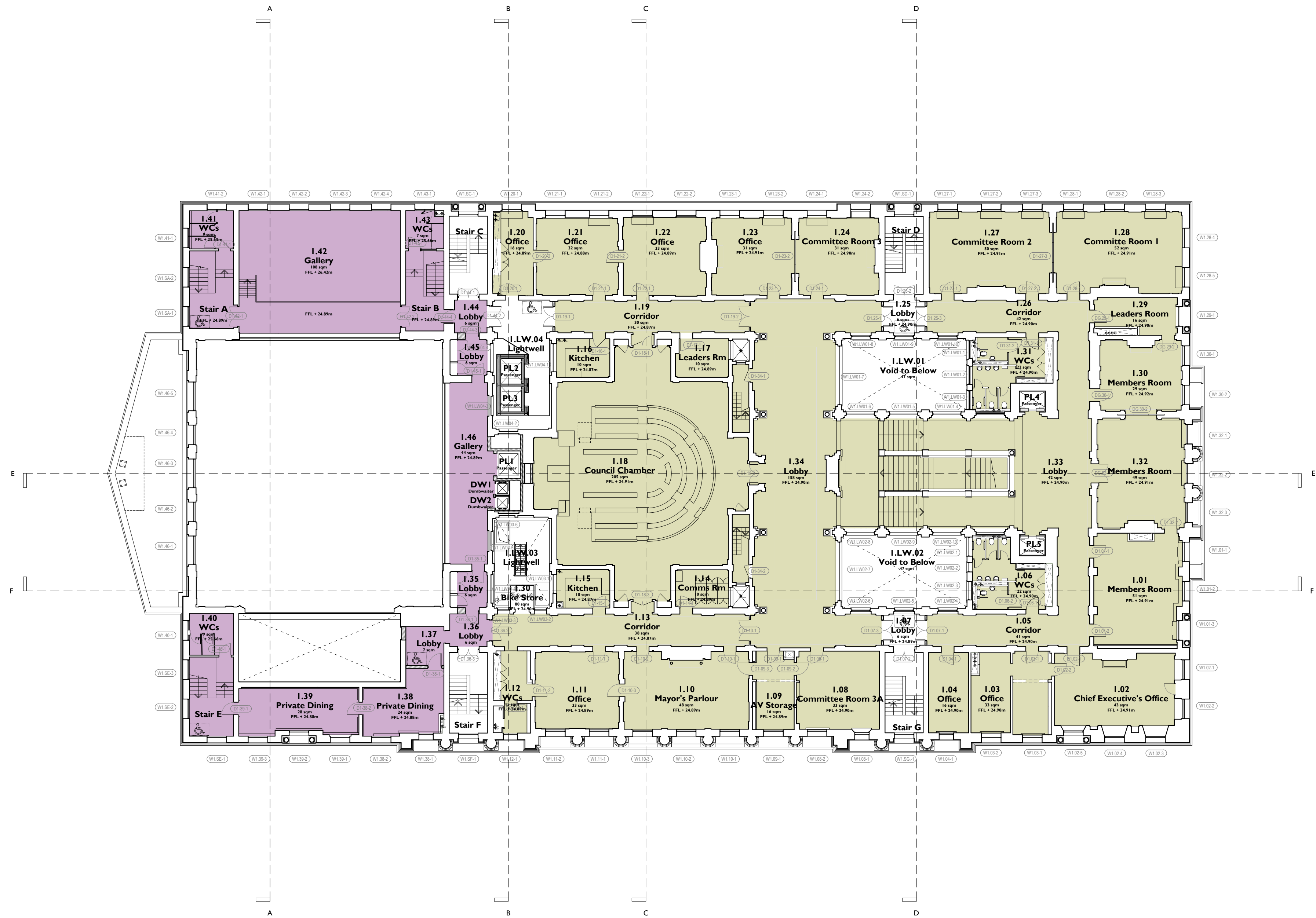
CLIENT	Lendlease			
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PROJECT	Camden Town Hall			
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JOB NUMBER	238664			
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I
92902
PROPOSED FIRST FLOOR PLAN
1:200 @ A1



Notes:

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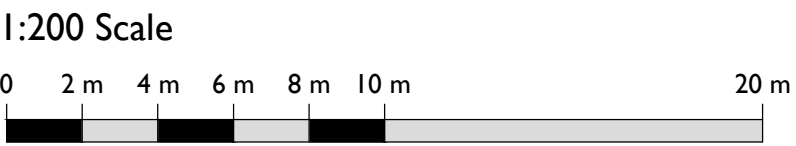
Purcell shall be notified in writing of any discrepancies.

Proposed Works Key

- Proposed Wall
- Window Number
- Door Number
- Refuge Point
- Usage - Camden Centre
- Usage - Commercial Office Space
- Civic / Democratic Spaces and CTH Dedicated Space
- Plant Areas
- Manhole Location

Drawings to be read in conjunction with:

Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
Window Strategy Report CTH-PUR-XX-XX-RP-A-00012

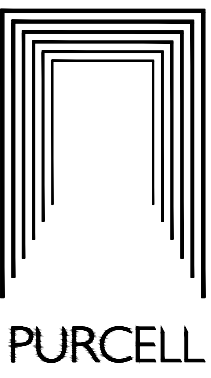


SS P01	07 Nov 2019	OB	RO
SS P00	15/04/19	oliverbeddard	NS

First Issue 18 Apr 2019 oliverbeddard RO

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
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DRAWING NO.	CTH-PUR-MB-01-DR-A-92902			
REVISION	SS P01			
SIZE & SCALE	A1L 1:200			
DRAWING STATUS	SS SUITABLE FOR PLANNING			

CLIENT	Lendlease
PROJECT	Camden Town Hall
JOB NUMBER	238664

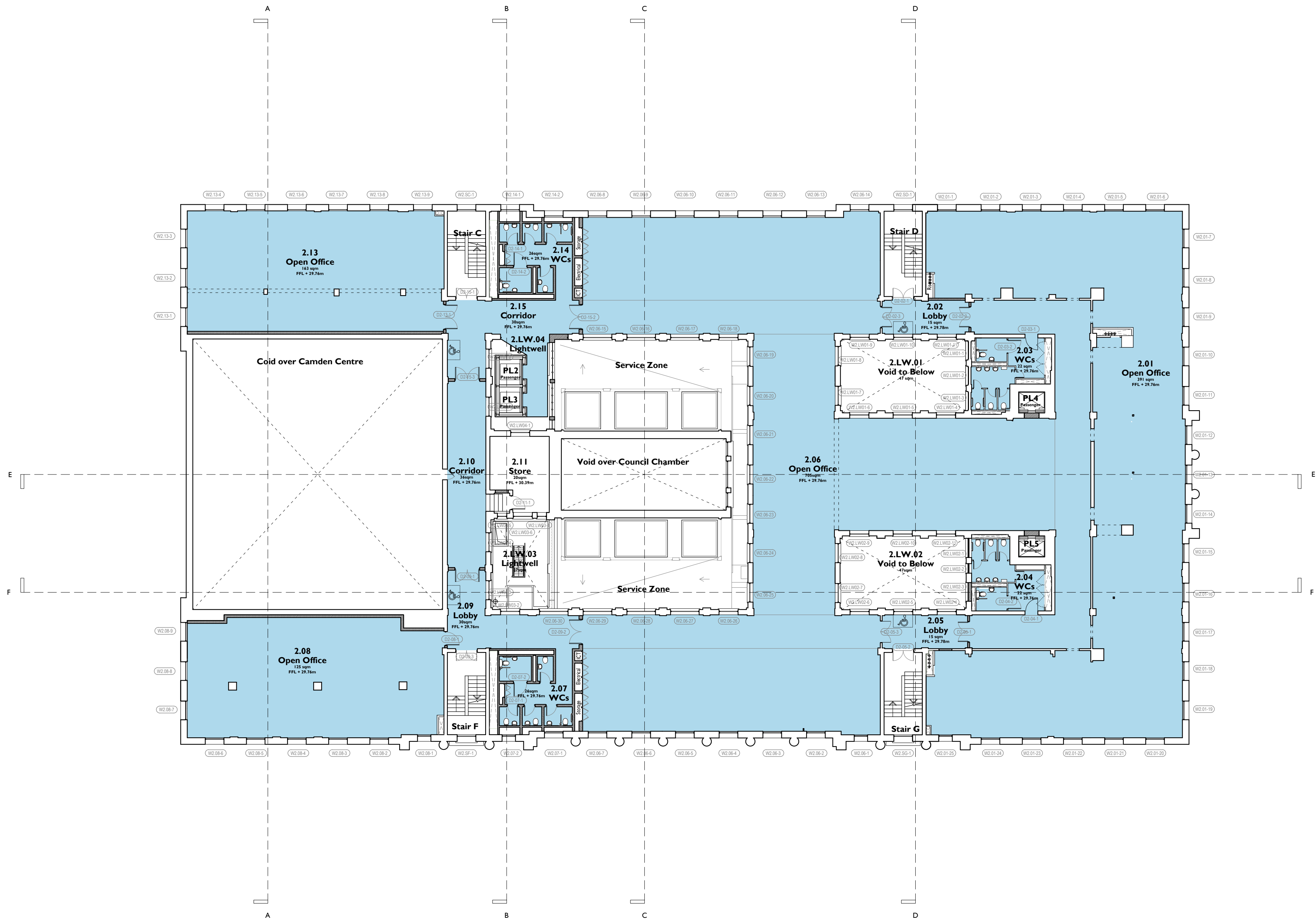


I

92904

PROPOSED SECOND FLOOR PLAN

1:200 @ A1



Notes:

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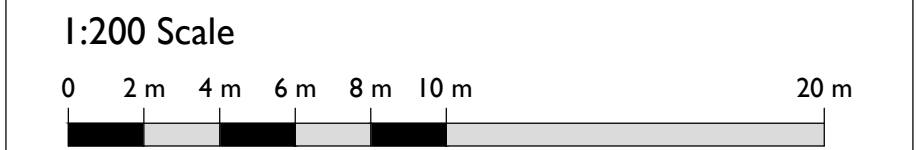
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Proposed Works Key

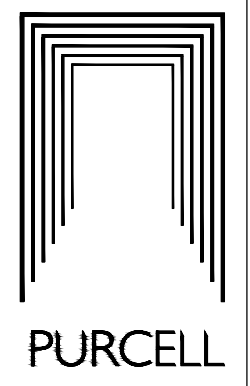
- Proposed Wall
- Window Number
- Door Number
- Refuge Point
- Usage - Camden Centre
- Usage - Commercial Office Space
- Civic / Democratic Spaces and CTH Dedicated Space
- Plant Areas
- Manhole Location

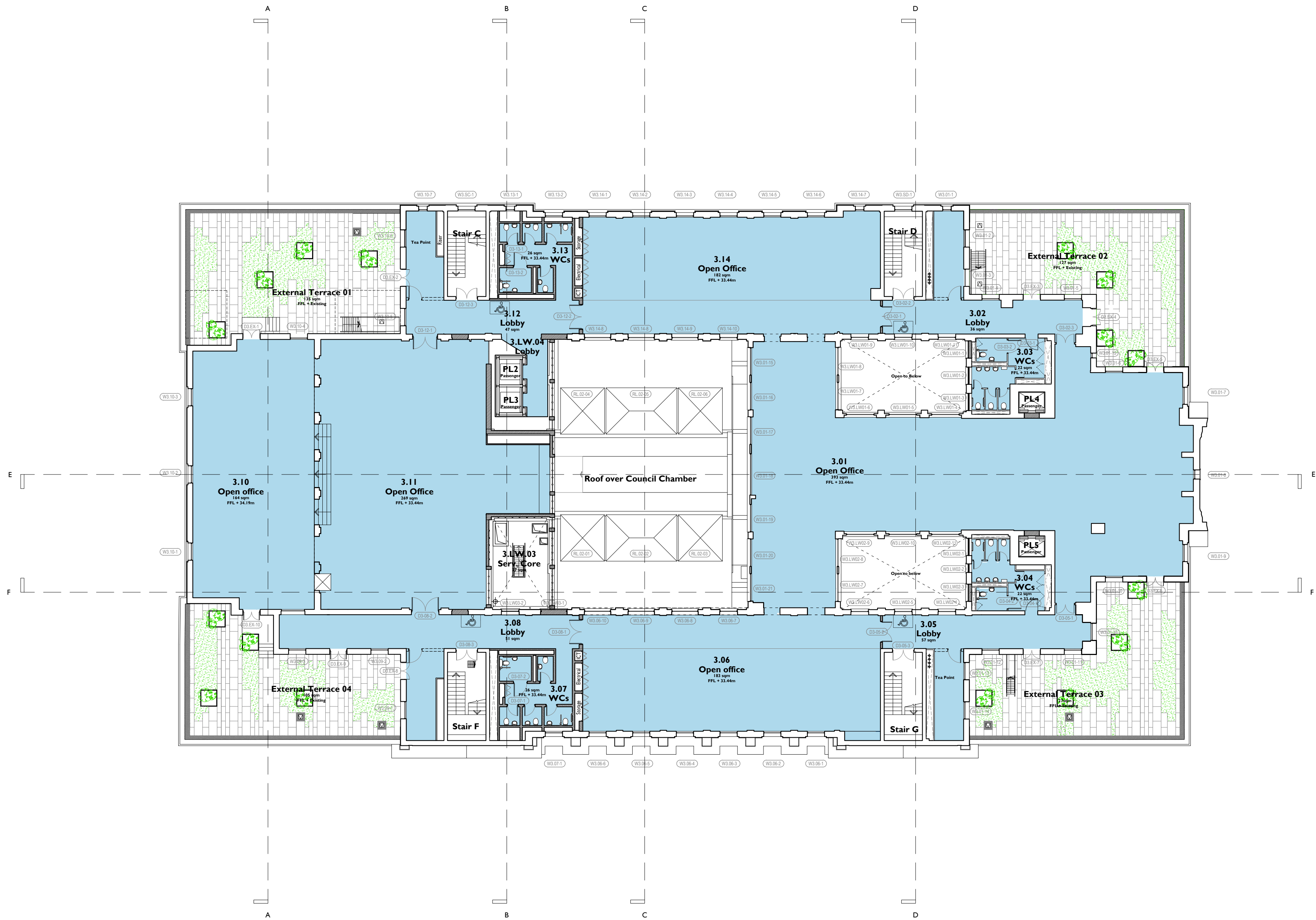
Drawings to be read in conjunction with:

- Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
- Window Strategy Report CTH-PUR-XX-XX-RP-A-00012



SS P01	07 Nov 2019	OB	RO	
SS P00	15/04/19	oliverbeddard	NS	
First Issue 18 Apr 2019 oliverbeddard RO				
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
DRAWING TITLE		GA PROPOSED PLAN SHOWING USES SECOND FLOOR		
DRAWING NO.		CTH-PUR-MB-02-DR-A-92904		
REVISION		SS P01		
SIZE & SCALE		A1L	1:200	
DRAWING STATUS		SS SUITABLE FOR PLANNING		

CLIENT	Lendlease	
PROJECT	Camden Town Hall	
JOB NUMBER	238664	



Notes:

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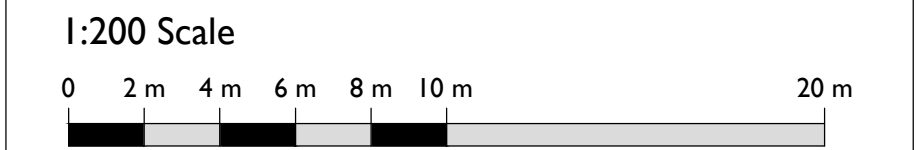
Purcell shall be notified in writing of any discrepancies.

Proposed Works Key

- Proposed Wall
- Window Number
- Door Number
- Refuge Point
- Usage - Camden Centre
- Usage - Commercial Office Space
- Civic / Democratic Spaces and CTH Dedicated Space
- Plant Areas
- Manhole Location

Drawings to be read in conjunction with:

- Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
- Window Strategy Report CTH-PUR-XX-XX-RP-A-00012

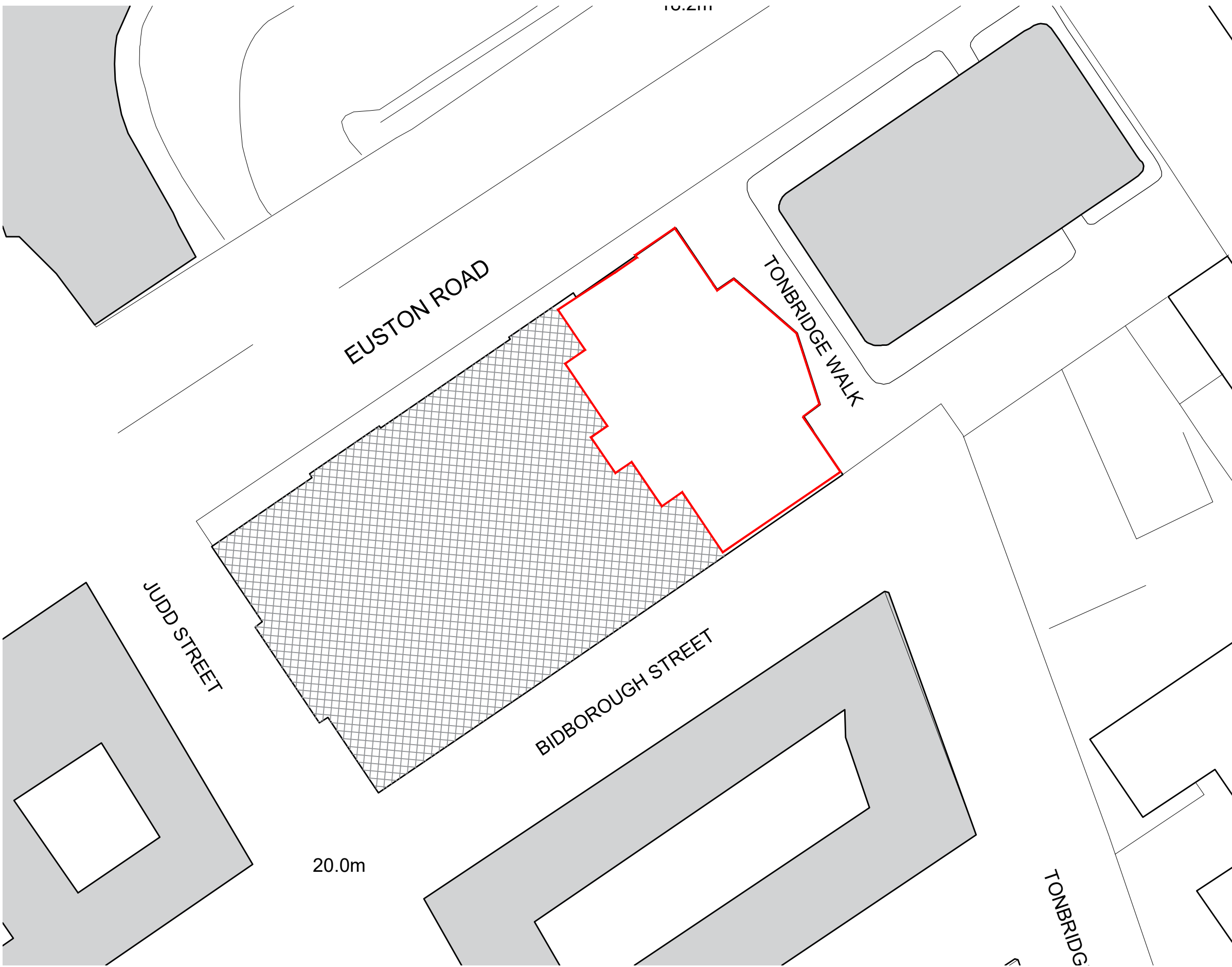


SS P01	07 Nov 2019	OB	RO	
SS P00	15/04/19	oliverbeddard	NS	
First Issue 18 Apr 2019 oliverbeddard RO				
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DRAWING TITLE		GA PROPOSED PLAN SHOWING USES THIRD FLOOR		
DRAWING NO.		CTH-PUR-MB-02-DR-A-92905		
REVISION		SS P01		
SIZE & SCALE		A1L	1:200	
DRAWING STATUS		SS SUITABLE FOR PLANNING		

CLIENT	Lendlease
PROJECT	Camden Town Hall
JOB NUMBER	238664

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SCHEDULE 12
Plan 8 - Lease Areas



Notes:


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Key Plan
not to scale

 CAMDEN CENTRE TENANT DEMISE

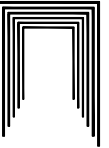
 AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931



PURCELL

TITLE
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FIRST FLOOR**

SIZE
A3L

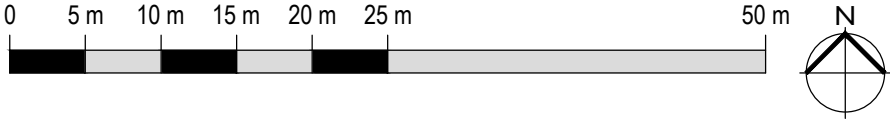
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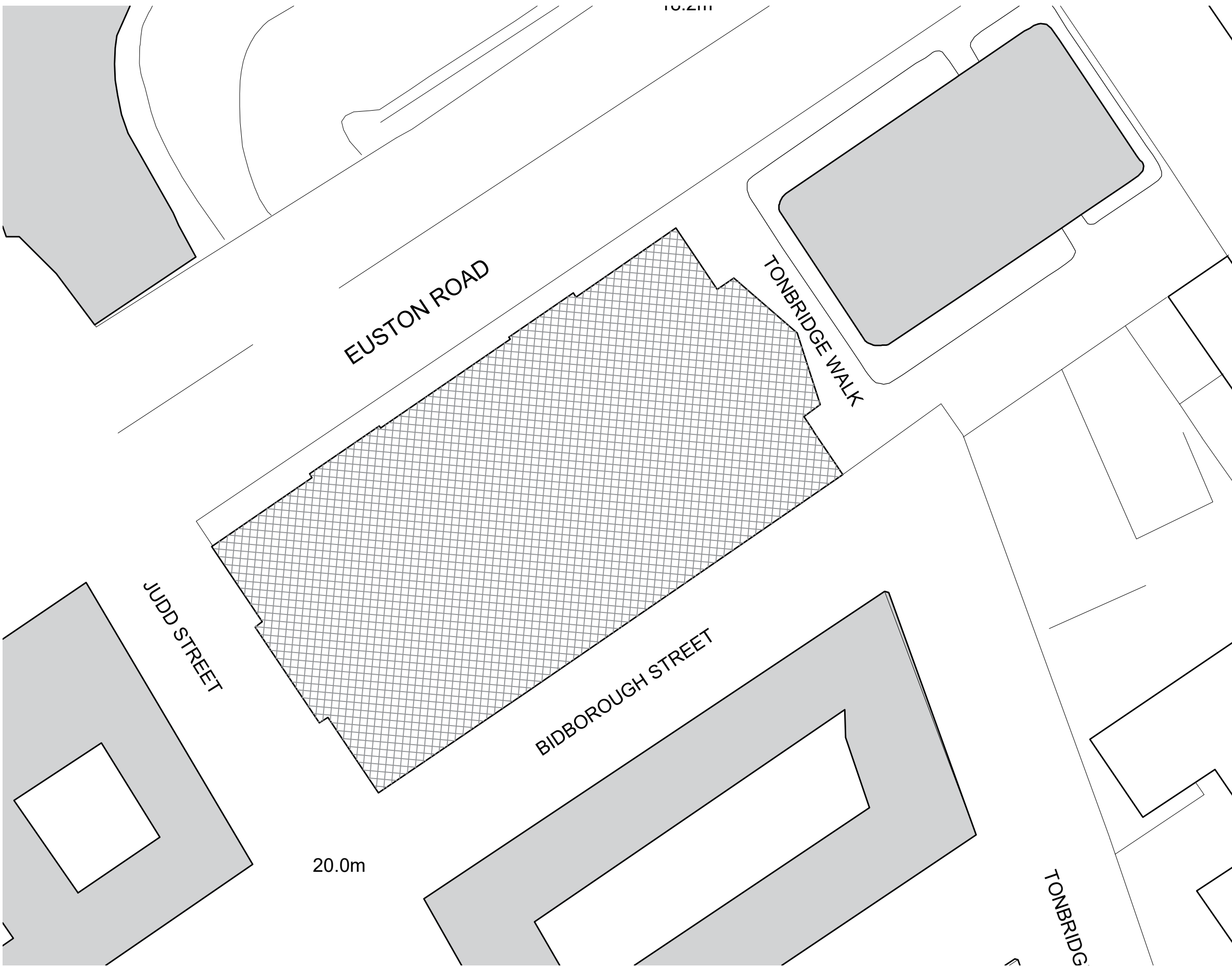
REV
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SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
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Key Plan
not to scale

 CAMDEN CENTRE TENANT DEMISE

 AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931


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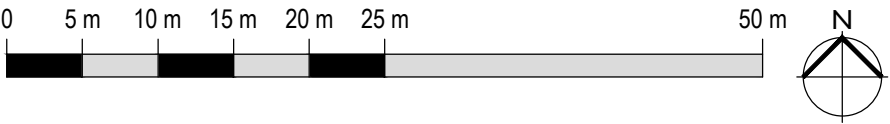
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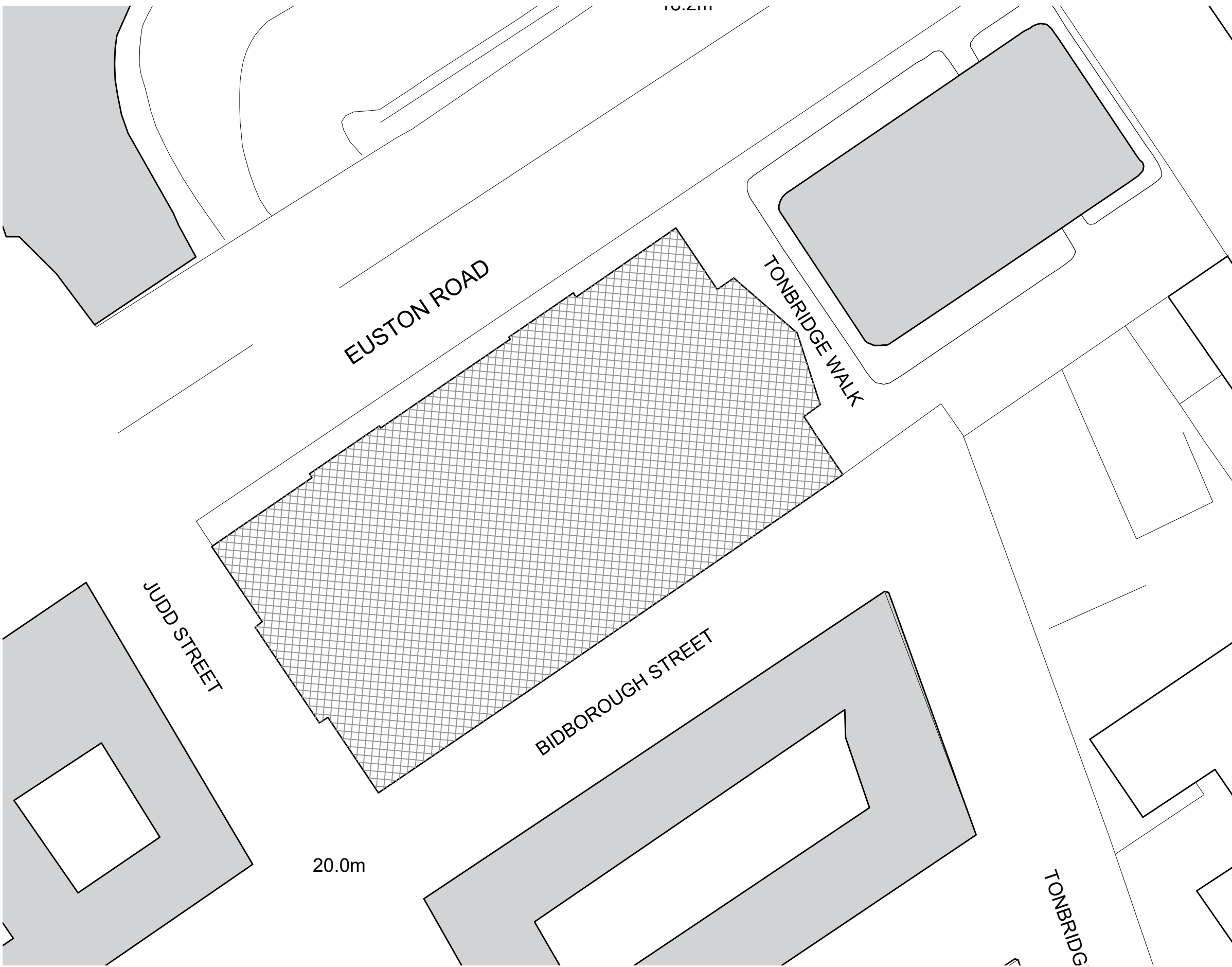
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REV SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
242931-PUR-01-02-DR-A-9703

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Key Plan
not to scale

 CAMDEN CENTRE TENANT DEMISE


 AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931



PURCELL

TITLE
**CAMDEN CENTRE DEMISE PLAN
THIRD FLOOR**

SIZE
A3L

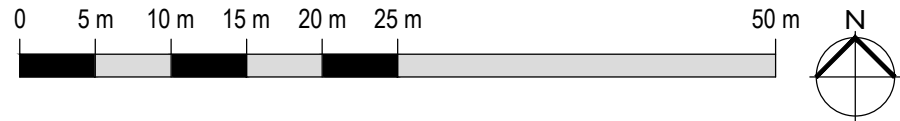
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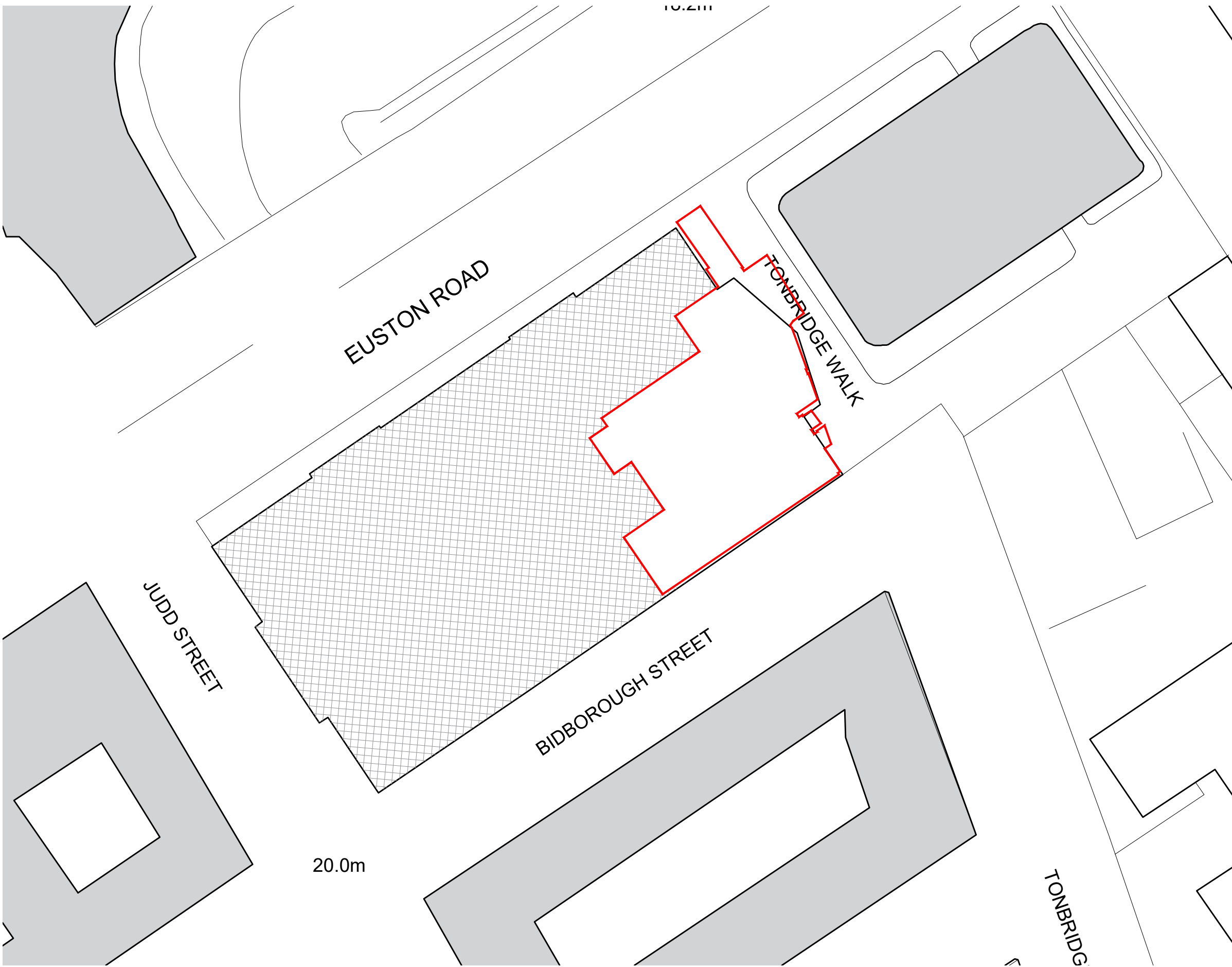
REV
1

SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
242931-PUR-01-03-DR-A-9704

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Key Plan
not to scale

 CAMDEN CENTRE TENANT DEMISE

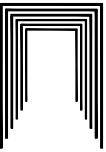
 AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931



PURCELL

TITLE
CAMDEN CENTRE DEMISE PLAN BASEMENT

SIZE
A3L

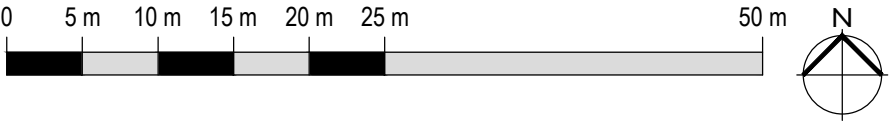
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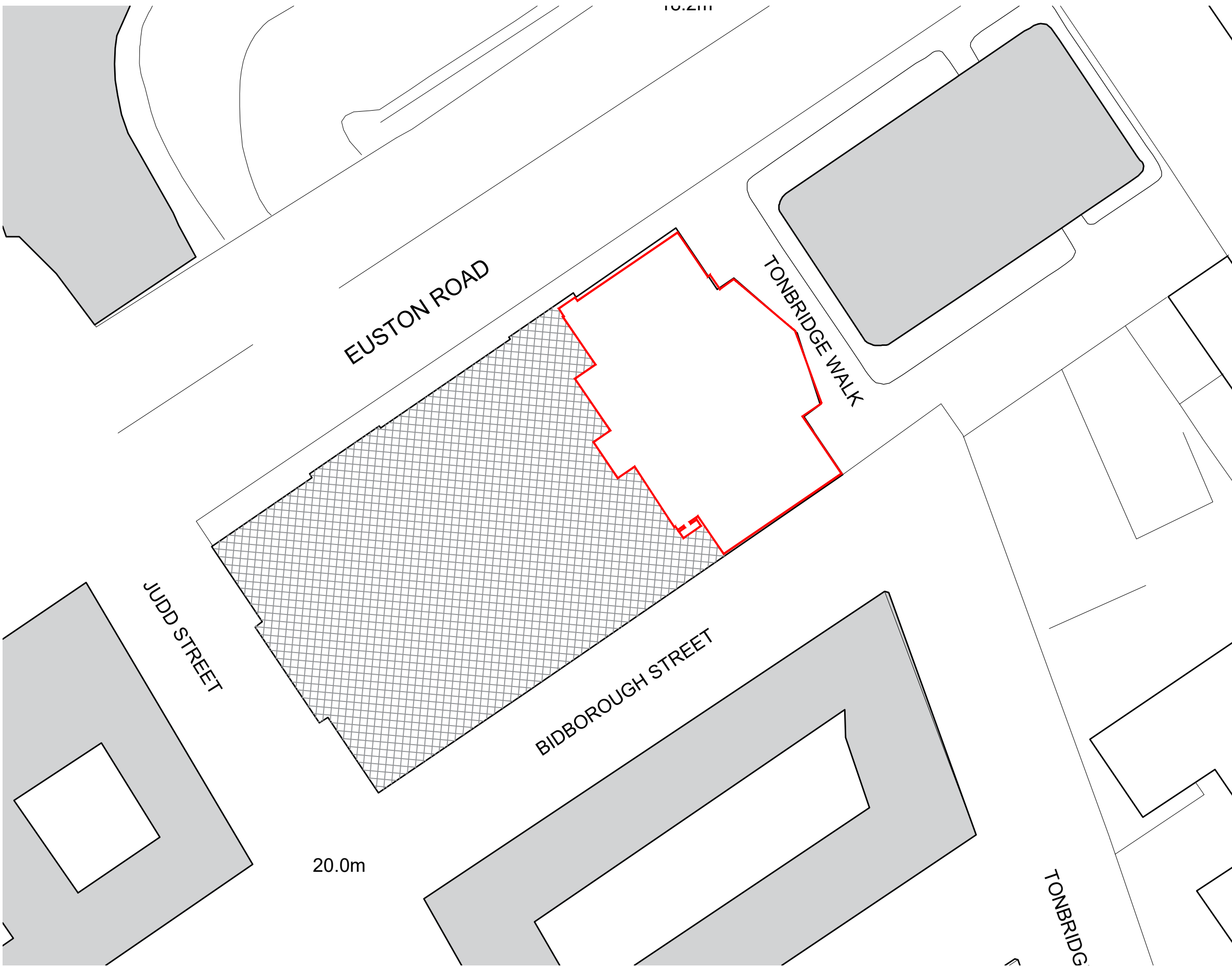
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SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
242931-PUR-01-B1-DR-A-9700

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Key Plan
not to scale

 CAMDEN CENTRE TENANT DEMISE


 AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931


PURCELL

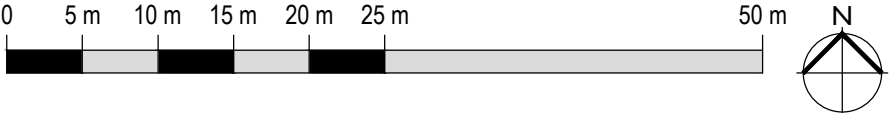
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GROUND FLOOR**

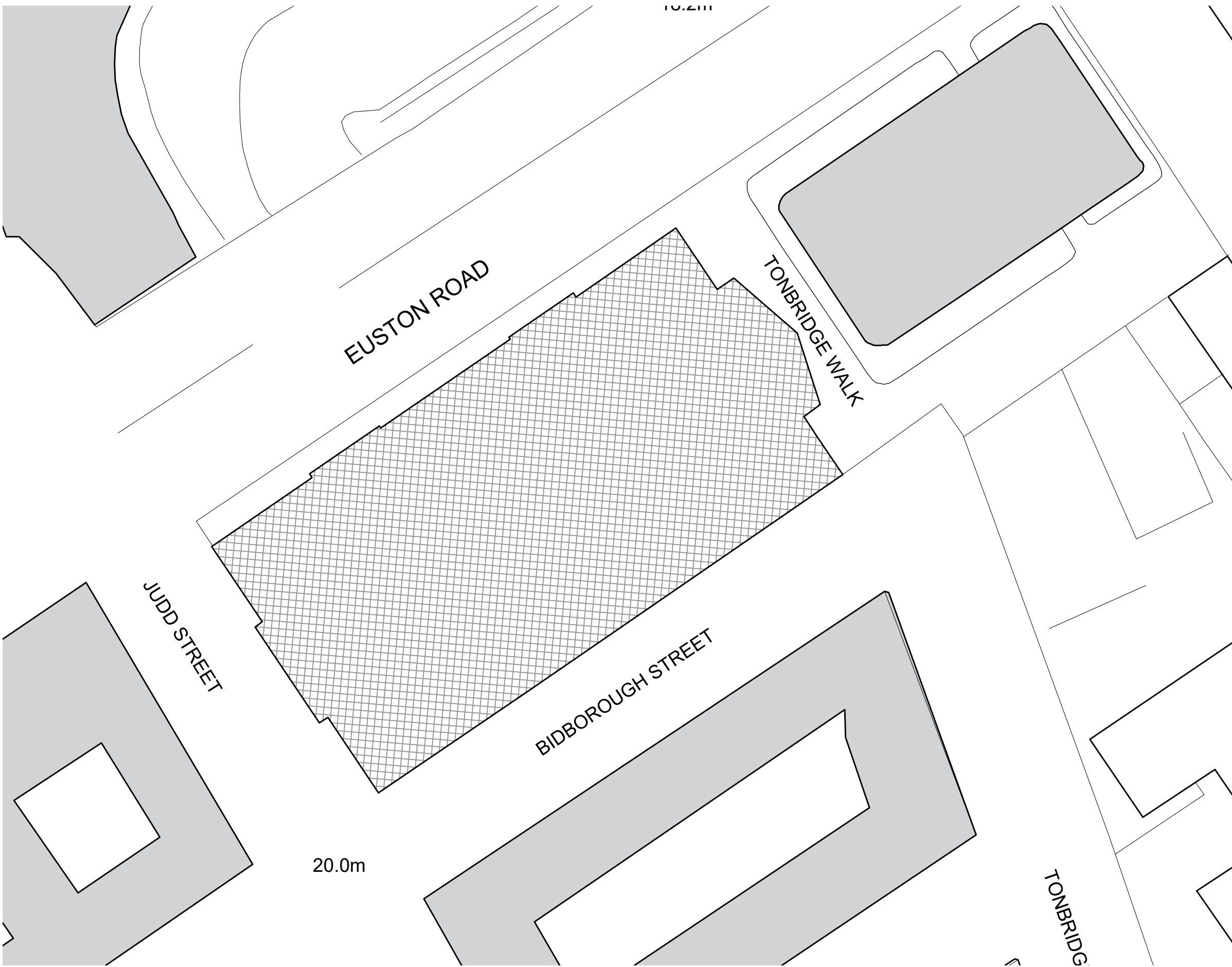
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REV SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
242931-PUR-01-G0-DR-A-9701

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Key Plan
not to scale

BIDBOROUGH WORKS TENANT DEMISE

AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931

TITLE
BIDBOROUGH WORKS DEMISE PLAN FIRST FLOOR

SIZE
A3L

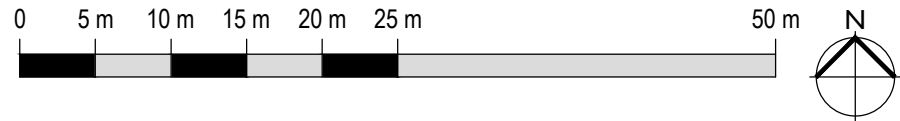
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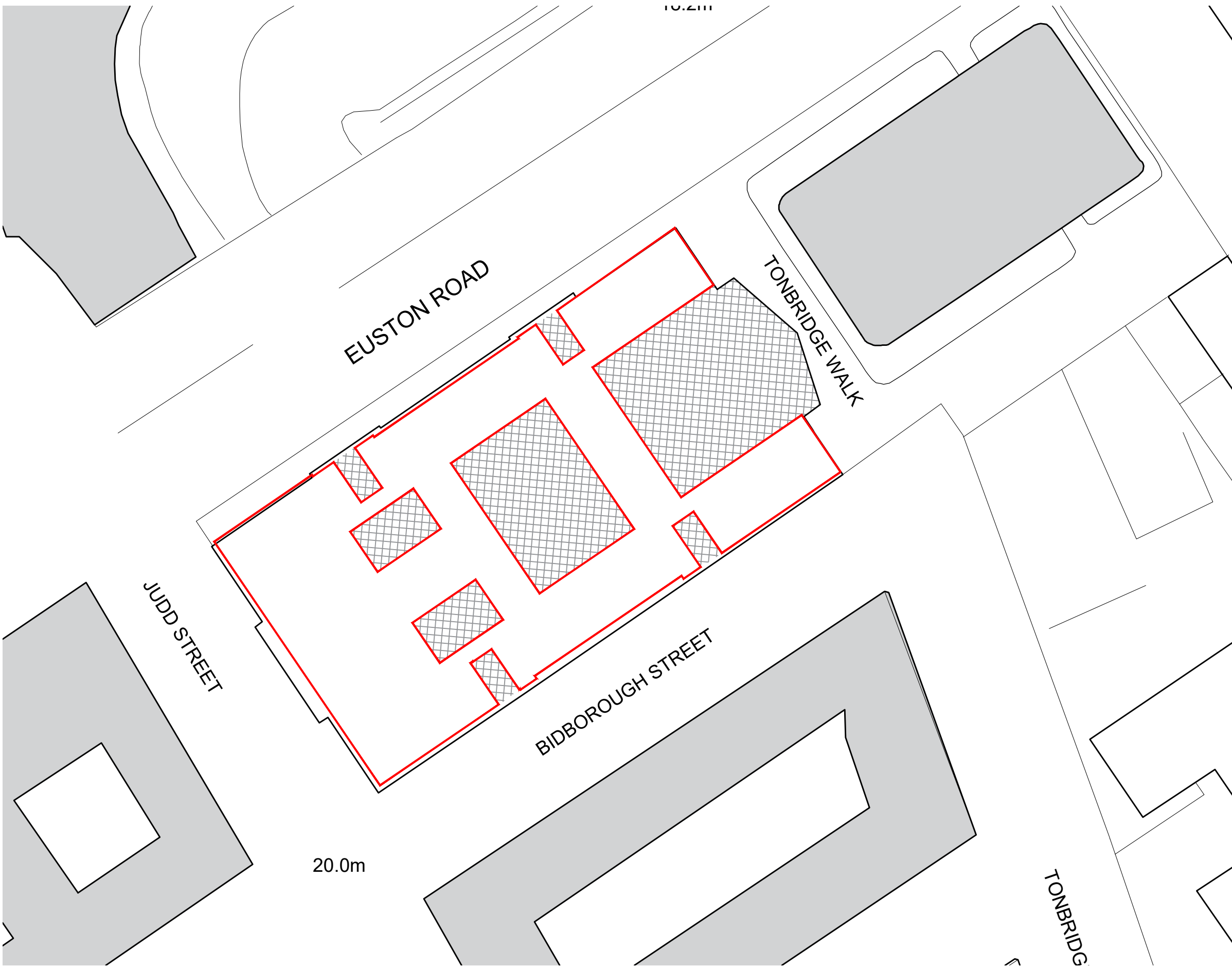
REV
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SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
242931-PUR-01-01-DR-A-9602

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Key Plan
not to scale

 BIDBOROUGH WORKS TENANT DEMISE

 AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931


PURCELL

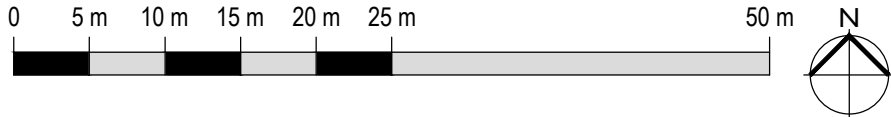
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SECOND FLOOR**

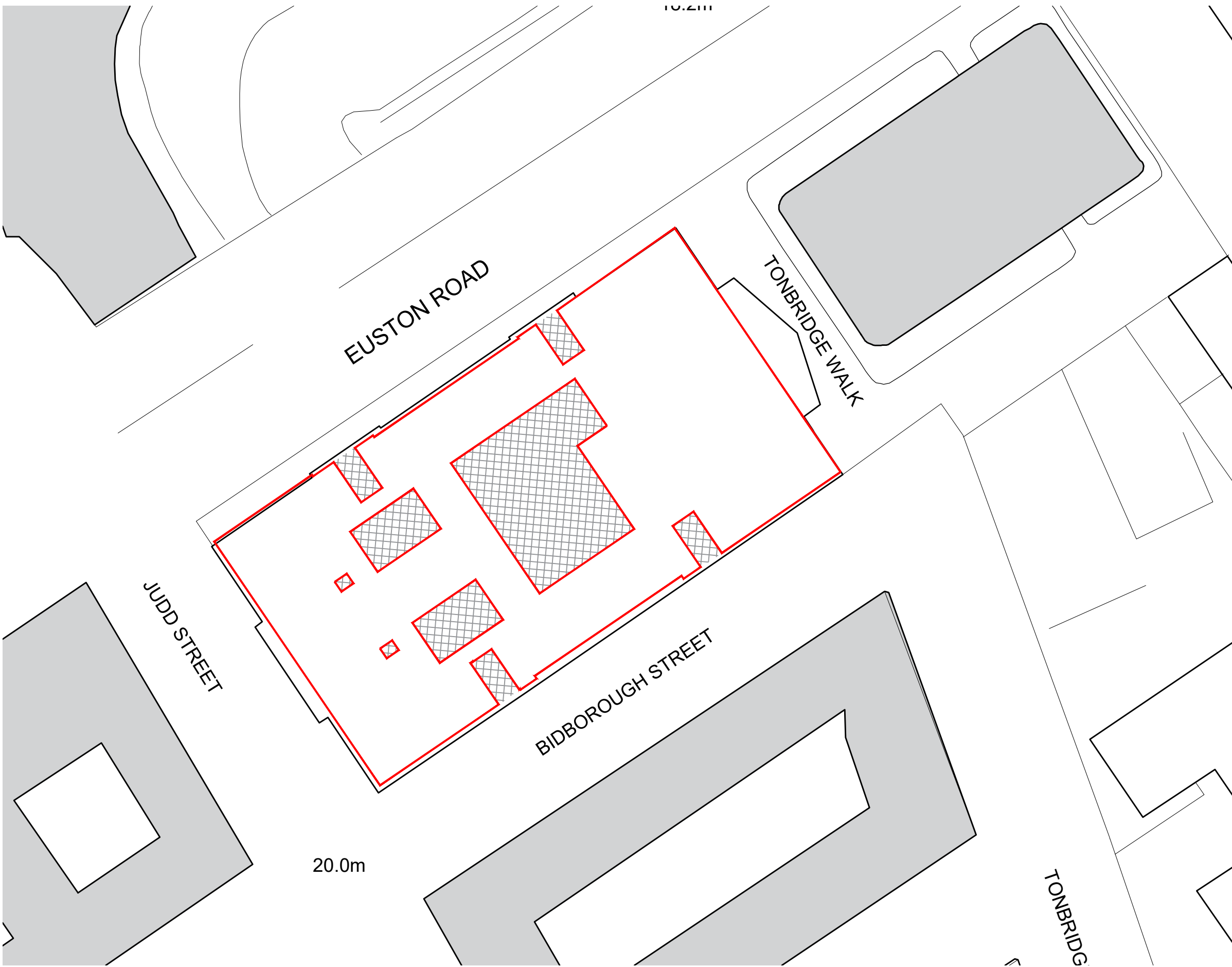
SIZE SCALE
A3L 1:500

REV SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
242931-PUR-01-02-DR-A-9603

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Key Plan
not to scale

 BIDBOROUGH WORKS TENANT DEMISE

 AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931



PURCELL

TITLE
**BIDBOROUGH WORKS DEMISE PLAN
THIRD FLOOR**

SIZE
A3L

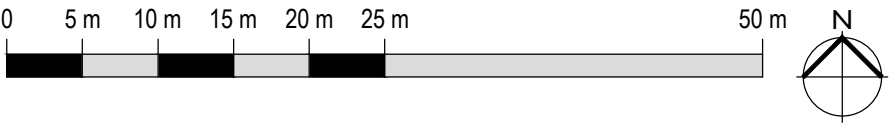
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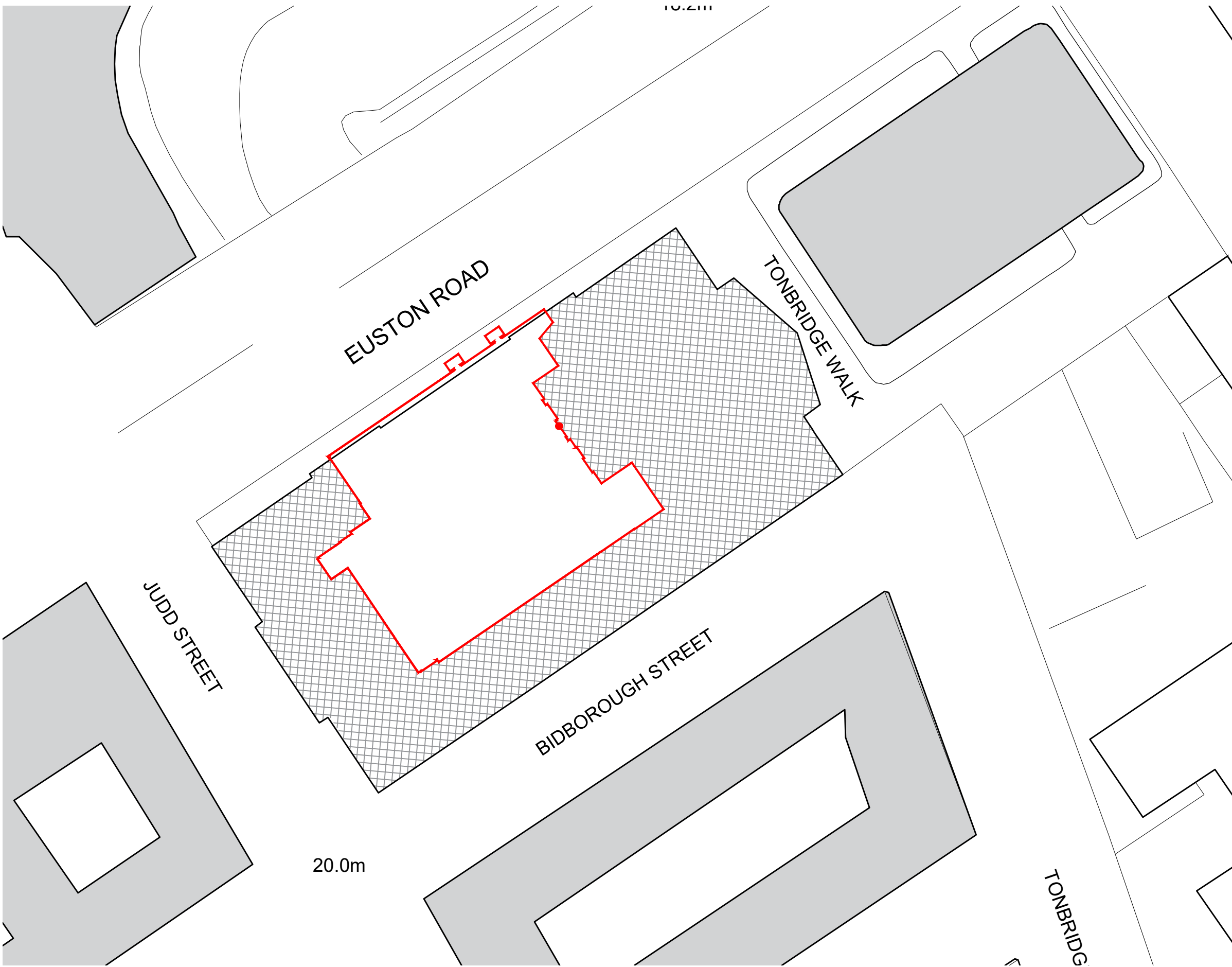
REV
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SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
242931-PUR-01-03-DR-A-9604

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Key Plan
not to scale

BIDBOROUGH WORKS TENANT DEMISE

AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT

Il Bottaccio

PROJECT

Camden Town Hall Tenant Fitout

JOB NUMBER

242931

PURCELL

TITLE

BIDBOROUGH WORKS DEMISE PLAN BASEMENT

SIZE

A3L

SCALE

1:500

REV

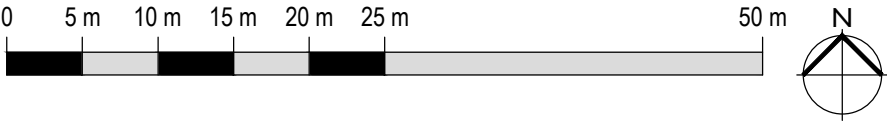
SUITABILITY/REASON FOR ISSUE

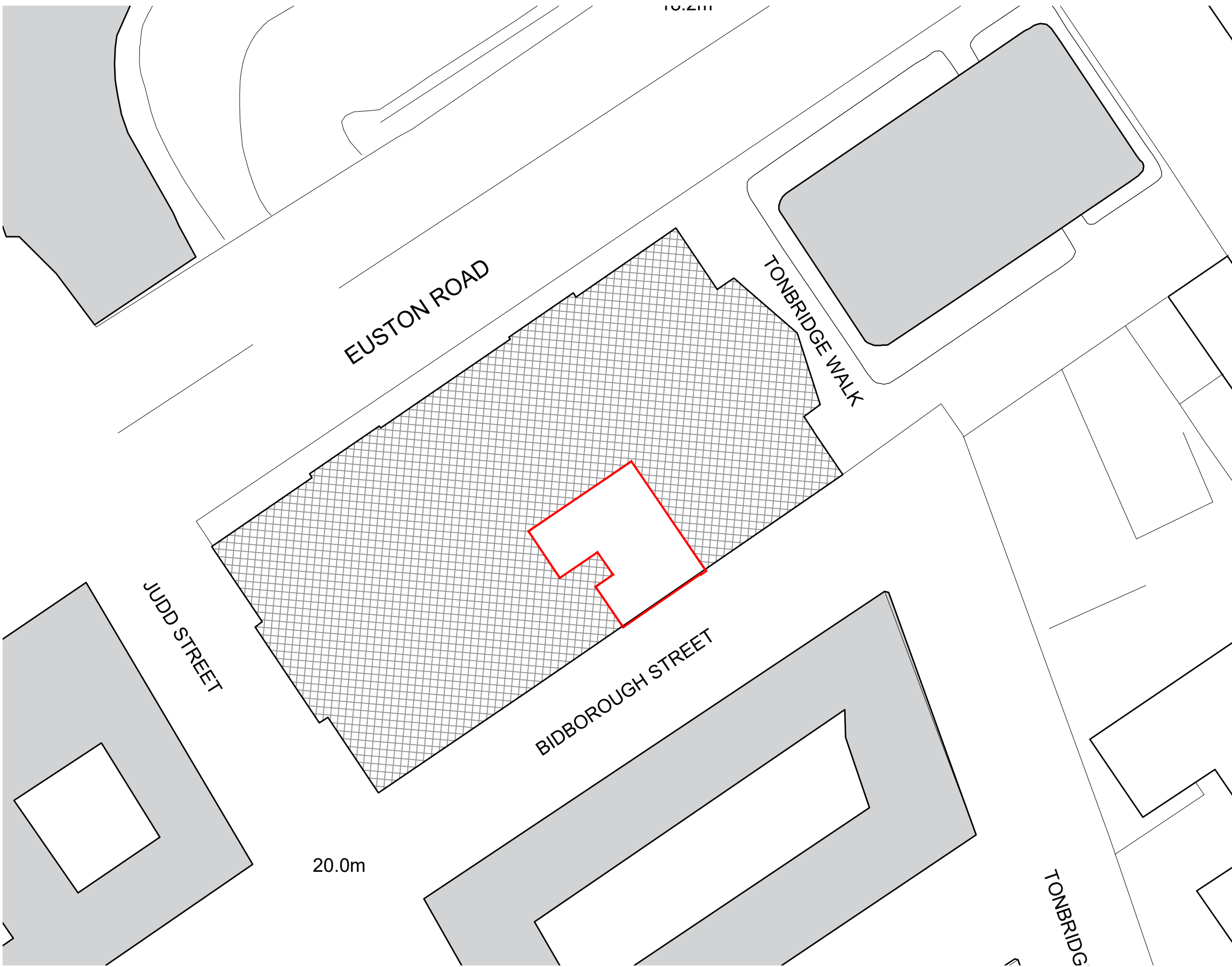
Work in Progress

DRAWING NUMBER

242931-PUR-01-B1-DR-A-9600

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Key Plan
not to scale

 BIDBOROUGH WORKS TENANT DEMISE

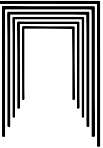
 AREA OUTSIDE TENANT'S DEMISE

REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Il Bottaccio

PROJECT
Camden Town Hall Tenant Fitout

JOB NUMBER
242931



PURCELL

TITLE
**BIDBOROUGH WORKS DEMISE PLAN
GROUND FLOOR**

SIZE
A3L

SCALE
1:500

REV
1

SUITABILITY/REASON FOR ISSUE
Work in Progress

DRAWING NUMBER
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