

Greater London House Operational Management Plan

This Management Plan has been prepared by Lazari Properties 3 Limited to outline how the proposed terraces at Greater London House will be managed, accessed and used for the benefit of building users and without detriment to the neighbours.

An application for Full Planning Permission for the following has been submitted to LB Camden: **“Improvements to the building entrance including replacement of ramp with stairs and lifts; relocation of existing cat statues; demolition of ancillary structures; provision of two new roof terraces as ancillary amenity space including new rooftop pavilions; relocation of PV panels; soft landscaping and associated works.”**

As part the works, it is proposed to create two new roof terraces with rooftop pavilions that will be accessible to the building occupiers to promote health and wellbeing in the workplace. Both terraces will benefit from planting to both increase biodiversity on site and provide an acoustic buffer to the residents to the rear of the Site on Mornington Crescent.

For the avoidance of doubt, this OMP relates to the two terraces to be provided as part of the Proposed Development located on the 5th and 6th floors of the building fronting Hampstead Road. There is already an existing and approved terrace located on the 5th floor fronting Mornington Crescent.

ACCESS

- Use of the Terraces will be restricted to building users and their guests. There will be no general public access available to either of the terraces.

TIMESCALES OF USE

- Use of the 6th floor terrace fronting Hampstead Road will be restricted to between the hours of 08:00 and 20:30 Monday to Saturday and 08:30 and 20:00 Sundays and Bank Holidays.
- Use of the 5th floor terrace which fronts both Hampstead Road and Mornington Crescent will be restricted to between the hours of 08:00 and 20:00 Mondays to Fridays and not at all on Saturday, Sunday or Bank Holidays.
- The 6th floor terrace will benefit from additional permitted use hours between the hours of 07:30 and 21:00.
- The 5th floor terrace will benefit from additional permitted use hours between the hours of 08:00 and 20:30.
- The extended operating hours shall not be used more than 12 times per year and notices will be displayed within the building to notify this.
- The Building Management Team will provide the Council with written notification at least seven (7) days before each occasion the External Terraces will be used during the additional permitted use hours.

MANAGEMENT

- The terraces will be managed by the Lazari Building Management Team in line with the existing situation.
- The Building Management Team will ensure that no music is played that is audible within the neighbouring properties.
- All external terrace areas will be cleaned regularly either by the building's cleaning personnel, or, where demised by the occupier, by their own cleaning personnel, with an obligation to do so written into their lease and appropriately managed to ensure that it remains tidy to avoid any undesirable impacts arising from their use.