

**Hawley Wharf**  
**Building A, Level 4**  
**Rooftop Terrace Management Plan**  
**April 2025**

This rooftop Terrace Management Plan has been prepared pursuant to Clause 4.2.1 of Section 106 Agreement, dated 29 May 2024 in respect of planning permission ref: 2022/5588/P at Rooftop Units and associated external amenity space of Building A1 and A2, London, NW1 8AH.

Clause 4.2.1 states:

**“Within 3 (three) months from the date of this Agreement, to submit to the Council for approval a draft Rooftop Terraces Management Plan.”**

This Terrace Management Plan sets out the measures the landlord will adopt to ensure the ongoing retention of public open space at rooftop level of Building A1 and A2 and outlines details of the use and hours of occupation of the Rooftop Terraces, including the details and measures set out in Clause 2.23 of the Section 106 Agreement, which state:

- (a) Measures regarding the provision of access for members of the public to the Rooftop Terraces and encouraging members of the public to access the Rooftop terraces
- (b) Details of the hours of use of the Rooftop Terraces for both members of the premises and occupiers and customers of the Rooftop Terraces
- (c) Controls on the size of the seating areas within the Rooftop Terraces, as follows:
  - i. In the event the rooftop units at the Property are occupied as offices or as any other use falling within the Use Class E (except restaurants) the seating areas shall not exceed 38.8sqm; or
  - ii. In the event the rooftop units at the Property are occupied as restaurants the seating areas shall not exceed 219.7sqm.
- (d) Identifying means of ensuring the provision of information to the council and provision of a mechanism for monitoring and reviewing as required from time to time, with the first review occurring at 12 months after the Occupation Date of the Development

**(a) Details and measures to encourage public access to the rooftop terraces**

- 1. Placing tables and chairs on the terraces which are available for public use and enjoyment.
- 2. Providing signage in the building and market hall indicating its location for customers.
- 3. Promoting the rooftop terraces on the Hawley Wharf and Camden Market website and social media platforms.

**(b) Hours of use of the terraces for members of the public**

- 4. For use of the rooftop units as a restaurant, the hours of operation for the public roof terraces are:
  - I. May to October: 08:00 to 22:00.
  - II. October to April: 09:00 to 18:00.
- 5. For use of the rooftop units as offices (under Class E Use) the hours of operation for the public roof terraces are:
  - I. May to September: 08:00 to 19:00.
  - II. October to April: 09:00 to 17:00

**(b) Hours of use of the terraces for the occupiers of the rooftop accommodation**

6. Note only parts of the terraces will be demised to the tenant in occupation of the rooftop units as shown on the plans shown below in page 3.
7. For use of the rooftop accommodation as either offices (under Class E use class) or restaurant, the hours of operation for the roof terraces is 07:00 to 22:00.

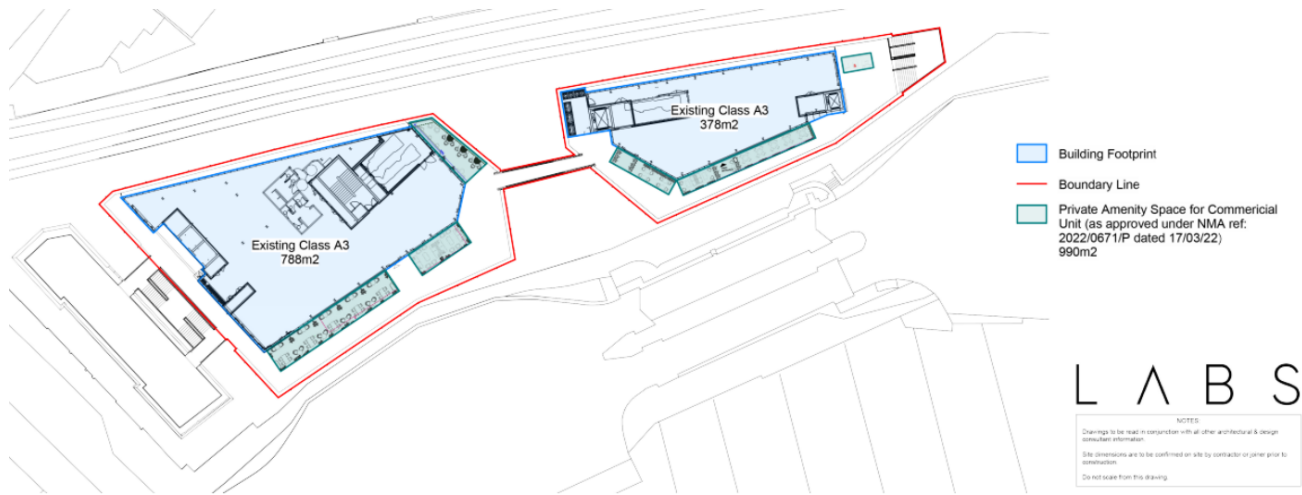
**(c) Controls on the size of the seating areas depending on whether the units are occupied as restaurants (with an outside seating area of 219.7sqm) or alternative Class E uses (with a seating area of 38.8sqm)**

8. Please refer to the attached drawings ref: A101
9. The landlord has implemented controls with the site operational team to ensure there will be no material changes to the public seating arrangements which contravene planning approval.

**(d) Provision for Review after 12 months**

10. After the initial 12 months the landlord will prepare a Rooftop Terrace Operational Report for the LBC which summarises the use of the public rooftop terrace by public visitors over that period. The report will include a holistic overview incorporating any feedback received, photos if applicable, any incidents or security concerns if any, and overall effectiveness of the roof terraces being available and enjoyed by the public.
11. For subsequent years after the initial 12 month period, the council may approach the Facilities Team through [facilities@labsgroup.com](mailto:facilities@labsgroup.com) to request a rooftop a Operational Report, which can be prepared and shared on receipt of two months' notice.

### Rooftop Terrace Plan for Rooftop Units as Use Class A3 (Restaurant)



### Rooftop Terrace Plan for Rooftop Units as Use Class E (planned use of Office)

