

DATED

10TH JULY

2014

(1) THE HOSPITAL GROUP LIMITED

-and-

(2) THE MAYOR AND THE BURGESSES OF
THE LONDON BOROUGH OF CAMDEN

DEED OF VARIATION

Relating to the Agreement dated 7 April 2000 Between:

The Mayor and the Burgesses of the London Borough of Camden, and
The Hospital Group Limited

under section 106 of the Town and
Country Planning Act 1990 (as amended) and Section 278 of the Highways Act 1980
Relating to development at premises known as

- (1) St Paul's Hospital Site (incl nos. 26-30, and 32-34 Betterton Street), London WC2
 - (2) 188/189 Drury Lane, London WC2 5QD
 - (3) 1-3 Newton Street WC2 5EL
-

Andrew Maughan
Head of Legal Services
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 6007
Fax: 020 7974 2962

CLS/COM/JL/1685.1454
DoV vFINAL



THIS DEED is made on the 10th day of July 2014

BETWEEN

1. **THE HOSPITAL GROUP LIMITED** (Co. Regn. No. 3429311) of 24 Endell Street, London WC2H 9HQ (hereinafter called "the Owner") of the first part
2. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the second part

WHEREAS:

- 1.1 The Council and the Owner entered into an Agreement dated 7 April 2000 relating to development of the St Paul's Hospital Site (including nos. 26-30, and 32-34 Betterton Street) London WC2 ("the First Property") pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 278 of the Highways Act 1980 ("the Existing Agreement").
- 1.2 The Council and the Owner entered into a deed to vary the terms of the Existing Agreement on 4 October 2005.
- 1.3 The Owner is registered at the Land Registry as the freehold proprietor with Title Absolute under Title Numbers NGL651432 and 66180 in respect of the First Property.
- 1.4 The Owner is the freehold owner of and is interested in the First Property for the purposes of Section 106(9) of the Act.
- 1.5 The Council is the local planning authority for the purposes of the Act and considers it expedient in the interests of the proper planning of its area that the Development of the Property should be restricted or regulated in accordance with this Agreement.
- 1.6 A new planning application in respect of the Property and amending the Original Planning Permission was submitted to the Council by the Owner and validated on 16

August 2013 for which the Council resolved to grant permission conditionally under reference 2013/5200/P on 6 February 2014 subject to the conclusion of this Deed.

- 1.7 This Deed is made by virtue of the Town and Country Planning Act 1990 Section 106 (as amended) and is a planning obligation for the purposes of that section.
- 1.8 Without prejudice to the terms of the other covenants contained in the Existing Agreement the parties hereto have agreed to vary the terms of the Existing Agreement (as varied by the First Deed of Variation) as hereinafter provided.

2. **INTERPRETATION**

- 2.1 All words and phrases defined in the Existing Agreement shall have the same meaning in this Deed save where the context otherwise dictates and for the avoidance of any doubt the Existing Agreement (as varied by the First Deed of Variation) shall remain in full force and effect save as varied by this Deed.
- 2.2 All reference in this Deed to clauses in the Existing Agreement are to clauses within the Existing Agreement.
- 2.3 Where in this Deed reference is made to a clause schedule or recital such reference (unless the context otherwise requires) is a reference to a clause schedule or recital of this Deed.
- 2.4 Headings are for ease of reference only and are not intended to be construed as part of this Deed and shall not affect the construction of this Deed.
- 2.5 Unless the context otherwise requires references to the singular shall include the plural and vice versa.
- 2.6 References in this Deed to the Owner shall include their successors in title.
- 2.7 In this Deed the following expression shall unless the context otherwise states have the following meaning now allocated to it:

- 2.7.1 "this Deed" this Deed of Variation made pursuant to Section 106A of the Act
- 2.7.2 "the Existing Agreement" the Section 106 Agreement under the Town and Country Planning Act 1990 dated 7 April 2000 made between Hospital Group Limited and the Council
- 2.7.3 "the First Deed of Variation" the deed to vary the terms of the Existing Agreement dated 4 October 2005 made between Hospital Group Limited and the Council
- 2.7.4 "the Original Planning Permission" means the planning permission granted by the Council on 7 April 2000 and referenced PS9904338/R1.

3. VARIATION TO THE EXISTING AGREEMENT

- 3.1 The following definitions contained in the Existing Agreement shall be varied as follows:

- 3.1.1 "Development" The development permitted by planning permission dated 7 April 2000 and referenced PS9904338/R1 for redevelopment to provide a building of basement, ground and four upper floors plus plant, for arts based uses including recording studios, photographic studio, screening room, offices, members lounge and meeting room, restaurant, conference, training, information, and storage rooms, public art gallery with ancillary retail space and residential accommodation with retention of facades to

Shorts Gardens and Endell Street as shown on drawing nos. 201-1, 202-1, 203-1, 204-1, 205-1, 206-1, 207-1, 208-1, 209-1, 210-1, 211-1A, 212-1, 213-1, 214-1, 215-1, 216-1, 217-1, 218-1A as varied by planning permission referenced 2013/5200/P allowing change of use of third floor level from ancillary offices to 15 overnight bedrooms for use by members, guests and general public as part of the overall use of site as a members club (Sui Generis) the variations as shown on the drawings numbered: HOS-045/100, 101, 102A, 103, 104, 105, 106 and the documents entitled: Operational Management Statement by THG Ltd dated 6.8.13 and Transport Statement by ttp consulting dated August 2013.

3.1.2 "Gallery" the areas marked in manuscript as "Gallery" on drawing no. 102A annexed hereto

3.1.3 "Planning Permission" the planning permission granted for the Development on 7 April 2000 under reference PS9904338/R1 in the form annexed hereto and as varied by planning permission referenced 2013/5200/P granted in the form of the draft annexed hereto

3.1.4 "Use Plans" means drawing nos. 100, 101, 102A, 103, 104, 105 and 106 annexed hereto being floorplans showing disposition of uses

3.2 The following definition shall be added to the Existing Agreement:-

3.2.1 "Operational Management

Statement” means the document entitled Operational Management Statement by THG Ltd dated 6 August 2013 approved by the Planning Permission and any amendment or variation as may be approved by the Council from time to time

3.2.2 “Overnight Accommodation” means the 15 bedrooms on the third floor forming part of the Development

3.2.2 “Class C1 means Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any statutory modification amendment or re-enactment

3.3 The following clauses shall be added to the Existing Agreement:-

3.14.1 Notwithstanding the provisions of Class C1 to ensure the following:

- (a) the Overnight Accommodation is used and occupied for no purpose other than its authorised purpose as overnight accommodation as part of the existing members club (Sui Generis use) in accordance with the Operational Management Statement;
- (b) no part of the Overnight Accommodation shall at any time be used as a separate and independent Class C1 hotel or sold leased licensed or otherwise disposed of in any form as a separate and independent Class C1 hotel;
- (c) the Overnight Accommodation shall only be promoted to members, partners and clients of the existing members club (Sui Generis Use); and
- (d) prior to occupation of the Overnight Accommodation all users of the Overnight Accommodation are informed of the need to comply with the members club rules on conduct and behaviour and such rules to be displayed in certain positions within the Development so as to be clearly visible to users of the Overnight Accommodation.

3.14.2 The Owners covenants with the Council that after the Occupation Date the Owner shall not Occupy or permit Occupation of any part of the Overnight Accommodation at any time when the Overnight Accommodation is not being used in strict accordance with clause 3.14.1 and shall not Occupy or permit Occupation of the Overnight Accommodation otherwise than in strict accordance with the requirements of clause 3.14.1 and in the event of any breach of this clause to cease Occupation of the Overnight Accommodation forthwith until the breach is rectified.

3.4 The draft planning permission reference 2013/5200/P annexed to this Deed shall be treated as annexed to the Existing Agreement (as varied by the First Deed of Variation).

3.5 The plan annexed to the Existing Agreement and labelled Plan 03 shall be removed and replaced in its entirety with the Use Plans annexed to this Deed.

3.6 The words "Plan No 3" in clause 3.13.1 of the Existing Agreement shall be replaced with the words "Use Plans."

3.7 In all other respects the Existing Agreement (as varied by the First Deed of Variation) shall continue in full force and effect.

4 PAYMENT OF THE COUNCIL'S LEGAL COSTS

4.1 The Owner agrees to pay the Council (on or prior to completion of this Deed) its reasonable legal costs incurred in preparing this Deed.

5. REGISTRATION AS LOCAL LAND CHARGE

5.1 This Deed shall be registered as a Local Land Charge.

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owner has executed this instrument as their Deed the day and year first before written

EXECUTED AS A DEED BY
THE HOSPITAL GROUP LIMITED
acting by:-

)
)
)

S. Wainwright
.....
Director

J. D. [Signature]
.....
Director/Secretary

THE COMMON SEAL OF THE MAYOR
AND BURGESSES OF THE LONDON
BOROUGH OF CAMDEN
was hereunto affixed by Order:-

)
)
)
)

T.M. Knowles
.....
Duly Authorised Officer





Annexure 1
Planning Permission: 7 April 2000



Website Address: Http://www.camden.gov.uk
Email Address: env.devcon@camden.gov.uk

1218



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

Allies & Morrison/GVA Grimley,
(FAO:R.Maxwell/MJP/ANR)
62 Newman Street,
LONDON
W1P 3PG

Application No: PS9904338/R1
Case File:P14/26/C

Date

Dear Sir(s)/Madam

DECISION

7TH APRIL 2000

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
St Pauls Hospital, Endell Street, (including nos.26-30, 32
and 34 Betterton Street), WC2

Date of Application : 24/05/1999

Proposal :

Redevelopment to provide a building of basement, ground
and four upper floors plus plant, for arts based uses
including recording studios, photographic studio, screening
room, offices, members lounge and meeting room, restaurant,
conference, training, information, and storage rooms, public
art gallery with ancillary retail space and residential
accommodation with retention of facades to Shorts Gardens
and Endell Street.
as shown on drawing nos. 201-1, 202-1, 203-1, 204-1, 205-1,
206-1, 207-1, 208-1, 209-1, 210-1, 211-1A, 212-1, 213-1,
214-1, 215-1, 216-1, 217-1, 218-1A.

The Council has considered your application and decided to grant
permission subject to the following conditions:

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTPI





**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 The details of the new elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 2 Sample panels of the facing brickwork showing the proposed colour, texture, face-bond and pointing, shall be provided on site and approved by the Council before the relevant parts of the works are commenced and sample panels shall be retained on site until the work has been completed.
- 3 The use hereby permitted shall not begin until full details of the scheme for the ventilation and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant have been submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given.
- 4 Before the development hereby approved shall begin, details of the soundproofing of the premises as a whole, such that any noise made within the premises shall not be audible within neighbouring premises, shall be submitted to and approved by the Council. Such details shall be implemented in full and retained for the duration of the use.
- 5 Before the development hereby approved shall begin, details of the means by which the site shall be decontaminated shall be submitted to and approved by the Council.
- 6 Before the uses commences, details of the method of storage and waste removal shall be submitted to and approved by the Council and the approved method shall thereafter be maintained. Such details shall include the use of an on site compacter.





ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

- 7 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 8 The restaurant uses hereby approved shall be for the consumption of food and drink on the premises only and shall not operate any take away service.
- 9 The function room and the conference, training, and information rooms shall not function independently of the member's club or the recording studios between 23.00 hrs and 08.00 hrs..
- 10 The internal service area shall be used by vehicles for the servicing of the premises only, and shall not be used for the parking of any vehicles or the dropping of of members or visitors.
- 11 The internal service area shall not be used between 20.00 hrs and 07.00 hrs.. Between these hours the service area gates shall be kept shut.
- 12 The room marked "restaurant" on the first floor on plan PP-104-1A shall have a maximum capacity of 75 covers, and shall only open as such during the hours 11.30 hrs. to midnight Monday to Saturday and 11.30 hrs to 21.00 hrs on Sundays.
- 13 The room marked "members restaurant" on the second floor on plan no. PP-105-1A shall not be used as a restaurant open to members of the public. It shall only be used as an ancillary facility open to club members and guests of such members and shall have a maximum capacity of 85. Meals shall only be served between 11.30 hrs and midnight. .
- 14 No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.





**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

- 15 No construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level, which takes account of the proposed running tunnels of the Cross Rail Project including any ground movements arising from the construction of the Cross Rail tunnels, has been submitted to and approved by the Council.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure that the Council may be satisfied with the external appearance of the building.
- 3 To safeguard the amenities of the adjoining premises and the area generally.
- 4 To ensure that the use can be accommodated without detriment to the amenity of the surrounding premises by reason of noise.
- 5 To prevent contamination within the new development.
- 6 To safeguard the amenities of the adjoining premises and the area generally.
- 7 Because it is considered that these would seriously detract from the appearance of the building.
- 8 To safeguard the amenities of the adjoining premises and the area generally.
- 9 To safeguard the amenities of the adjoining premises and the area generally.
- 10 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.





ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

- 11 To safeguard the amenities of the adjoining premises and the area generally.
- 12 To safeguard the amenities of the adjoining premises and the area generally.
- 13 To safeguard the amenities of the adjoining premises and the area generally.
- 14 Important archaeological remains may exist on this site . Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development.
- 15 So that the Council and the Cross Rail Project Team may be satisfied that the proposed Crossrail Project is adequately safeguarded.

Informatives (if applicable)

- 1 A method statement detailing the likely pattern of traffic associated with the demolition and construction proposed for this development should be submitted to and approved by the Councils Traffic Management Division before any work on the site is commenced. This will be necessary for the effective working of the neighbour liaison group.
- 2 The Council supports schemes for the recycling of waste. In particular it encourages the recycling of bottles and cans by hotels, restaurants, wine bars and public houses. You are advised to discuss potential recycling measures with the Council's Street Environment Service (Recycling) on 0171 485 1553. (IJ01)
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You are advised to consult the Council's Environment and Consumer Protection Service, (Pollution Team), Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7278 4444), or to seek prior approval under Section 61 if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.





**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

- 4 The Council's Streets Management Engineering Group, should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. The Group dealing with these matters is located at Camden Town Hall, Argyle Street London WC1H 8EQ, (tel: 020-7278 4444).
- 5 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00 pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (amendment) Act 1939 should be made to Records and Information Service, Environment Department, (Street Naming and Numbering), Camden Town Hall, Argyle Street, London WC1H 8EQ (tel 020 7974 5613)
- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 8 The details required pursuant to Condition(s) 01, 02, 03, 04, 05 and 11 should be submitted with the attached approval of details application form together with 5 sets of drawings and any other supporting information.
- 9 The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive Infoline (tel.0514 545500)
- 10 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.



Website Address: [Http://www.camden.gov.uk](http://www.camden.gov.uk)
Email Address: env.devcon@camden.gov.uk



ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

This application was dealt with by Simon Hoets on 020 7974 5525.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read "M.W. Gilks".

Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTP



**STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF
PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS,
AND OTHER INFORMATION**

1. Appeals to the Secretary of State

If you are unhappy about the Council's decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

4. Further Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Streets Management -



Annexure 2

Planning Permission: Draft 2013/5200/P



Gerald Eve LLP
72 Welbeck Street
London
W1G OAY

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2013/5200/P**

03 June 2014

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
24 Endell Street
London
WC2H 9HQ

Proposal:
Change of use at third floor level from ancillary offices to 15 overnight bedrooms for use by members, guests and general public as part of overall use of site as a members club (Sui Generis).

Drawing Nos: Operational Management Statement by THG Ltd dated 6.8.13; Transport Statement by ttp consulting dated August 2013; site location plan; Existing plans HOS-042/100 - 106; Proposed plans HOS-045/100, 101, 102A, 103, 104, 105, 106

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans -Operational Management Statement by THG Ltd dated 6.8.13; Transport Statement by ttp consulting dated August 2013; site location plan; Existing plans HOS-042/100 - 106; Proposed plans HOS-045/100, 101, 102A, 103, 104, 105, 106.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Notwithstanding the provisions of Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument **revoking and re-enacting** that Order, the overnight accommodation shall be used as part of the existing Club (Sui Generis use) and shall not be used as a separate and independent Class C1 hotel. The accommodation shall be occupied and operated in accordance with the Operational Management Statement hereby approved.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP14 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The overnight bedrooms hereby approved shall only be promoted to members, partners and clients of the Club. All bedroom guests will be expected to comply with the Club's rules on conduct and behaviour.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 You are advised that planning permission will be required to vary condition 13 of planning permission dated 4.10.05 (ref 2004/1230/P) regarding opening hours, if you wish to serve breakfast within the members restaurant before 8am on weekdays and 10am at weekends for the overnight accommodation hereby approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

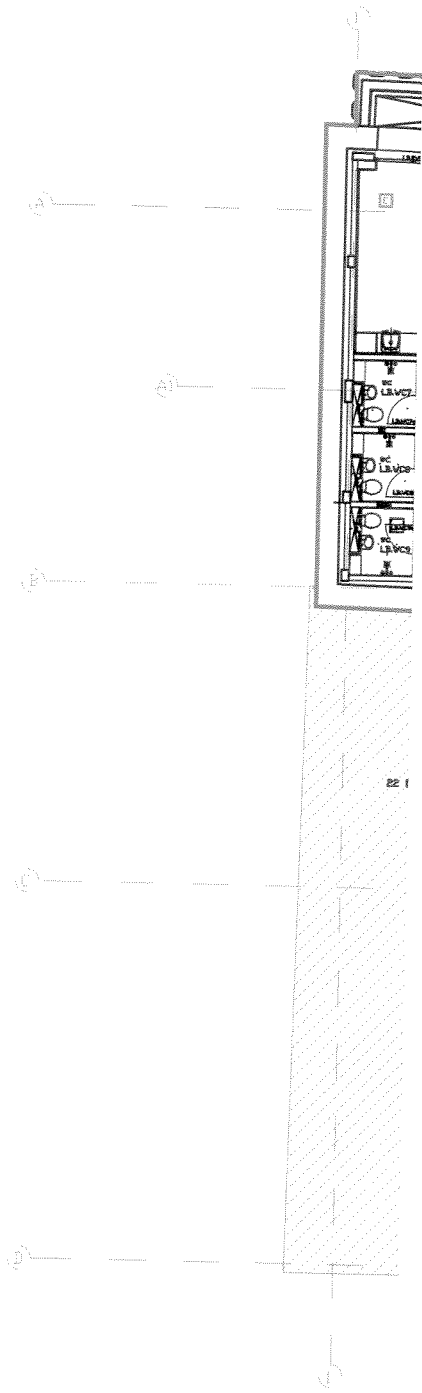
Yours faithfully

Culture and Environment Directorate



Annexure 3
Use Plans





CHECKLIST:

Tennor

J. D. ...

S. ...

DO NOT SCALE
ALL DIMENSIONS AND LEVELS SHOULD BE VERIFIED ON SITE.
ERRORS AND/OR OMISSIONS TO BE REPORTED TO LATERAL CONCEPTS.

lateral concepts



Studio 51 & 52 Riverside Building
Trinity Buoy Wharf
London
E14 0JW

T. 020 75316566
F. 020 75316210
E. drawings@latcon.co.uk

CLIENT NAME:

The Hospital Club

PROJECT TITLE:

Drawing Updates

PROJECT ADDRESS:

24 Endell Street
London
WC2H 9HQ

DRAWING TITLE:

Lower Basement- Proposed

DRAWING STATUS:

For Information

DATE OF ISSUE/ REVISION:

05.07.2013

SCALE:

1:200@A3

BY:

LP

CHECK:

-

REV:

-

PROJECT NUMBER:

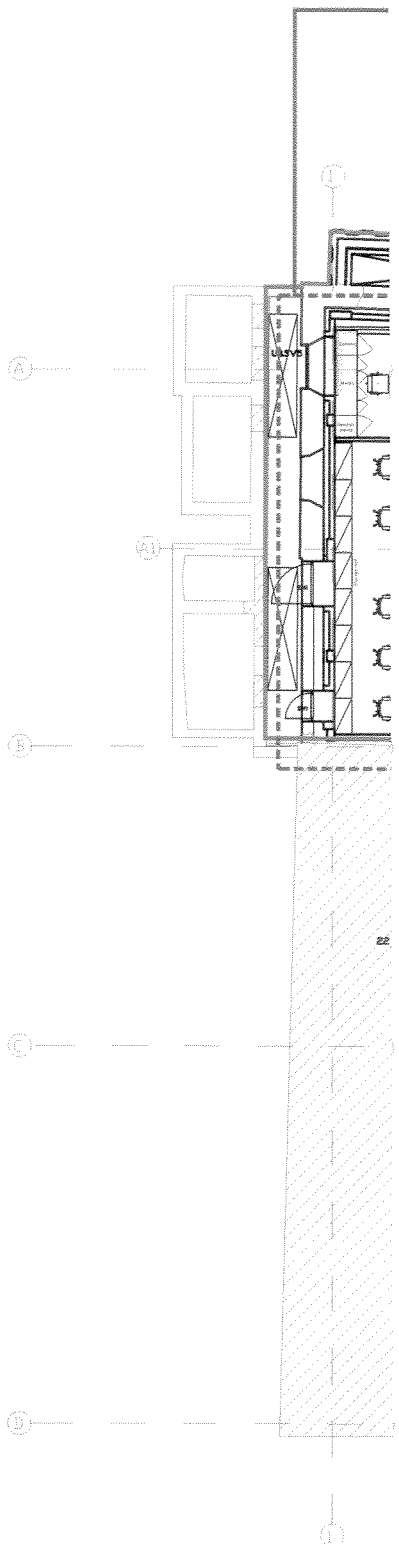
HOS_045

DRAWING NUMBER:

100

REVISION	REVISION DESCRIPTION





CHECKLIST:

J. Davis
S. Waller

DO NOT SCALE
 ALL DIMENSIONS AND LEVELS SHOULD BE VERIFIED ON SITE.
 ERRORS AND/OR OMISSIONS TO BE REPORTED TO LATERAL CONCEPTS.

lateral concepts 

Studio 51 & 52 Riverside Building
 Trinity Buoy Wharf
 London
 E14 0JW

T. 020 75316566
 F. 020 75316210
 E. drawings@latcon.co.uk

CLIENT NAME:

The Hospital Club

PROJECT TITLE:

Drawing Updates

PROJECT ADDRESS:

24 Endell Street
 London
 WC2H 9HQ

DRAWING TITLE:

Upper Basement- Proposed

DRAWING STATUS:

For Information

DATE OF ISSUE/ REVISION:

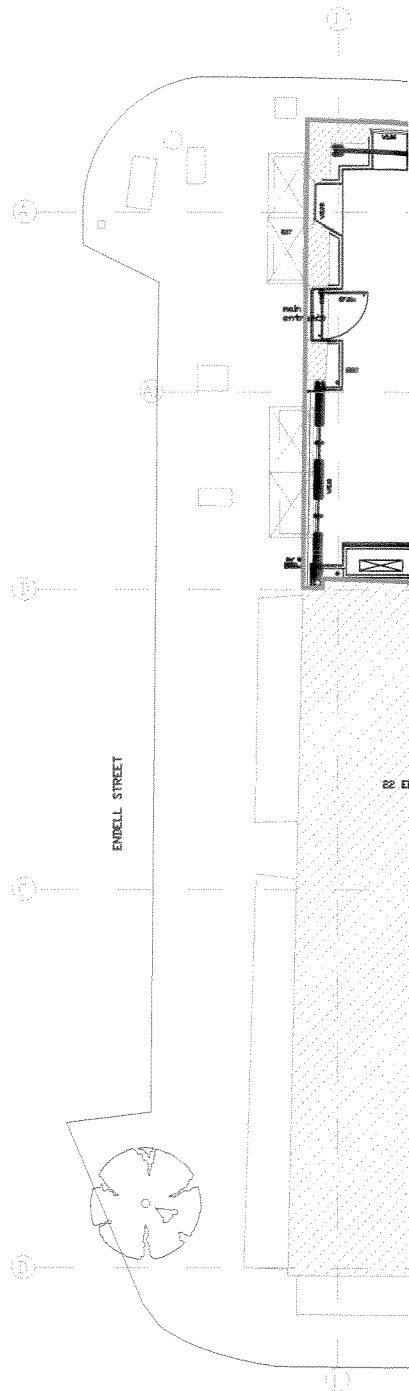
05.07.2013

SCALE:	BY:	CHECK:	REV:
1:200@A3	LP	-	-

PROJECT NUMBER:	DRAWING NUMBER:
HOS_045	101

REVISION	REVISION DESCRIPTION
-	-





CHECKLIST:

Renover

[Signature]

S. Ward

DO NOT SCALE
ALL DIMENSIONS AND LEVELS SHOULD BE VERIFIED ON SITE.
ERRORS AND/OR OMISSIONS TO BE REPORTED TO LATERAL CONCEPTS.

lateral concepts



Studio 51 & 52 Riverside Building
Trinity Buoy Wharf
London
E14 0JW

T. 020 75316566
F. 020 75316210
E. drawings@latcon.co.uk

CLIENT NAME:

The Hospital Club

PROJECT TITLE:
Drawing Updates

PROJECT ADDRESS:
24 Endell Street
London
WC2H 9HQ

DRAWING TITLE:
Ground- Proposed

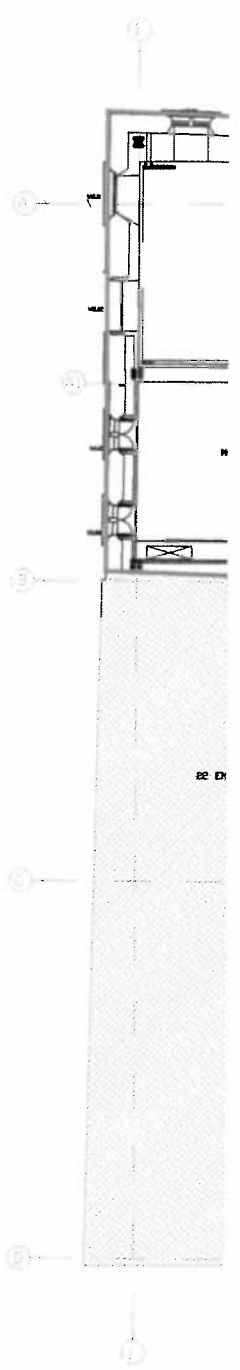
DRAWING STATUS:
For Information

DATE OF ISSUE/ REVISION:
05.07.2013

SCALE: 1:200@A3	BY: LP	CHECK: -	REV: A
---------------------------	------------------	--------------------	------------------

PROJECT NUMBER: HOS_045	DRAWING NUMBER: 102
-----------------------------------	-------------------------------

REVISION	REVISION DESCRIPTION
A	2ND LOADING PARKING BAYS SHOWN



CHECKLIST:

TKnowles

JANDON

S. wall ✓

DO NOT SCALE
ALL DIMENSIONS AND LEVELS SHOULD BE VERIFIED ON SITE.
ERRORS AND/OR OMISSIONS TO BE REPORTED TO LATERAL CONCEPTS.

lateral concepts

Studio 51 & 52 Riverside Building
Trinity Buoy Wharf
London
E14 0JW

T. 020 75316566
F. 020 75316210
E. drawings@latcon.co.uk

CLIENT NAME:

The Hospital Club

PROJECT TITLE:

Drawing Updates

PROJECT ADDRESS:

24 Endell Street
London
WC2H 9HQ

DRAWING TITLE:

First- Proposed

DRAWING STATUS:

For Information

DATE OF ISSUE/ REVISION:

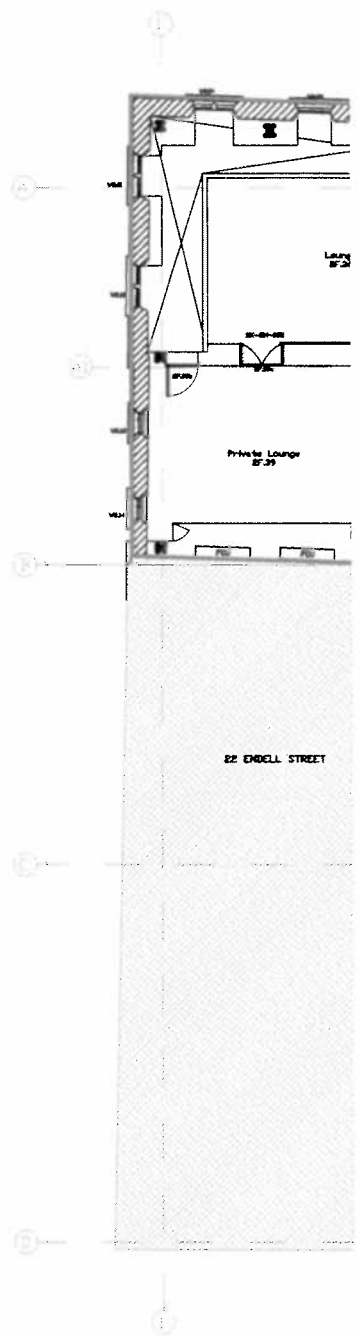
05.07 2013

SCALE:	BY:	CHECK:	REV:
1:200@A3	LP	-	-

PROJECT NUMBER:	DRAWING NUMBER:
HOS_045	103

REVISION	REVISION DESCRIPTION





CHECKLIST:

TKnowles

[Signature]

S. Wainwright

DO NOT SCALE
 ALL DIMENSIONS AND LEVELS SHOULD BE VERIFIED ON SITE.
 ERRORS AND/OR OMISSIONS TO BE REPORTED TO LATERAL CONCEPTS.

lateral concepts

Studio 51 & 52 Riverside Building
 Trinity Buoy Wharf
 London
 E14 0JW

T. 020 75316566
 F. 020 75316210
 E. drawings@latcon.co.uk

CLIENT NAME:
 The Hospital Club

PROJECT TITLE:
 Drawing Updates

PROJECT ADDRESS:
 24 Endell Street
 London
 WC2H 9HQ

DRAWING TITLE:
 Second- Proposed

DRAWING STATUS:
 For Information

DATE OF ISSUE/ REVISION:
 05.07.2013

SCALE:	BY:	CHECK:	REV:
1:200@A3	LP	-	-

PROJECT NUMBER:	DRAWING NUMBER:
HOS_045	104

REVISION	REVISION DESCRIPTION





