

FILE NOTE



100 Pall Mall,
London,
SW1Y 5NQ

1 Triton Square & St Anne's Church Summary of St Anne's Church (SAC) Information

1.0 Chronology of Occupation

- **1970** – SAC built and opened. Foundation stone laid by Cardinal Heenan on 30 May 1970 and the church opened later that year.
- **1980s** – congregation had begun to dwindle to the extent that the Diocese of Westminster were no longer using SAC regularly.
- **1986** – UK's small Chaldean Syrian community started worshipping in SAC.
- **2003** – worship continued until at least this year, but a decline in the Chaldean congregation meant that SAC ceased to host the Chaldean community, or any other religious groups, sometime after 2003.
- **2011** – SAC was closed by this date. The Diocese of Westminster offered the use of the building to the Anglicans leaving the Church of England, although the proposal was rejected and alternative accommodation secured.
- **2013** – the Diocese concluded that there was no long-term demand for a Catholic church in this location, to meet the needs of the local community, and the decision was made to sell the premises. A short term lease was granted. This provided a short term facility for the Ethiopian Orthodox Church who had previously shared facilities with other churches, most recently in Tufnell Park. The original lease was for four years at a discounted rent of £20,000 pa. The Ethiopian Orthodox Church had legal representation when they signed the lease and the short-term nature of the lease.
- **2013** – the Diocese sold the Site to British Land with potential for redevelopment.
- **2016 (February)** – Notice was served to determine the church's lease in June 2016. Under the terms of the original lease, both parties had rolling breaks enabling them to determine the lease.
- **2016 (June)** – the Ethiopian Orthodox Church was granted a new short term lease to October 2016 (at nil rent) to give them more time to find alternative accommodation.

- **2016 (October)** – a new lease was agreed extending the church’s occupation to September 2017 (at nil rent), to extend the time available to the church to find alternative accommodation.
- **2017 (February)** – original lease expiry.
- **2017 (September)** – current lease expiry.

1.1 British Land has not at any point served an eviction notice on the church.

2.0 Congregation (Geographical Spread)

2.1 Whilst the Church has stated in correspondence that ‘*Most of the congregants are residents of the borough of Camden who benefit from the various services the church provides.*’ (letter to Cllr Johnson dated 7 October 2016), the statistics collated from the public consultation events and from a petition submitted to London Borough of Camden (LBC) and uploaded on 10/1/2017, suggest otherwise. This evidence suggests that most of the congregation lives outside of the Borough.

2.2 The submitted Statement of Community Involvement provides detail of feedback from the public consultation process and suggests that the majority of the SAC congregation are not from the LBC (44 of 91 attendees who signed in at the pre-application consultation events were from outside LBC – it should be noted that consultation letters advertising the public exhibition were only sent out to Camden residents).

2.3 Section 4 of the SCI maps out the location of respondents in relation to their comments. It can be seen that the majority of those opposed to the loss of SAC live outside Camden in other London boroughs. 26 respondents came from residents of Camden, while 37 respondents came from people living outside the borough. 3 respondents gave no address. Overall, respondents from the local area were more supportive of the proposals (overall 58% of local respondents supported the scheme) than those from outside Camden (overall, 14% support outside the borough). The respondents from outside Camden largely rejected the proposals to deliver affordable housing with 92% indicating they were against. In contrast, respondents from inside the Borough were again broadly supportive with 54% supporting the affordable housing proposals.

The petition

2.4 We have undertaken a detailed analysis of the petition added (in two parts) to the application's online case file on 10/1/2017. Every effort has been made to ensure the accuracy of our analysis, however, it should be noted that the handwriting is unclear in some places. There is considerable repetition within the petition – some respondents have signed twice or even three times. It is estimated that the petition over 100 duplicates. It is also evident that a petition sent to British Land on 3 October 2016 (which we understand was also issued to LBC under the letter to Cllr Johnson dated 7 October 2016), is contained within the petition that has been added to the application's online case file.

2.5 The geographical location of the addresses provided by the individuals who signed the petition is broken down below:

- Camden –8%
- Outside Camden – 78%
- No address provided – 14%

Borough	Total
Islington	16.0%
No address	14.0%
Haringey	11.0%
Camden	8.0%
Hackney	6.0%
Enfield	5.0%
Lambeth	4.5%
Westminster	4.5%
Hammersmith and Fulham	4.5%
Southwark	3.5%
Tower Hamlets	3.0%
Barnet	3.0%
Hillingdon	2.0%
Ealing	2.0%
Brent	1.5%
Wandsworth	1.5%
Greenwich	1.5%
Hounslow	1.5%
Waltham Forest	1.5%
Croydon	1.0%
Kensington and Chelsea	1.0%
Outside London	1.0%
Newham	0.6%
Lewisham	0.5%
Kingston upon Thames	0.4%
Bexley	0.4%
Barking and Dagenham	0.2%
Bromley	0.1%
Richmond	0.1%
Sutton	0.1%
Harrow	0.1%
TOTAL	100.0%

- 2.6 On the basis of the above (and contrary to the letter sent to Cllr Johnson), the vast majority of people who make up the church's congregation are not Camden residents. The signatories are spread across 29 different London Boroughs, as well as some from outside London. 27% of the congregation resides in either the London Borough of Islington or the London Borough of Haringey. A further 24.5% of the congregation comes from five other London Boroughs – Hackney, Enfield, Lambeth, Westminster, and Hammersmith & Fulham.

3.0 Site Search

- 3.1 The Church has stated in various correspondence that it has undertaken an 'extensive' search for suitable alternative accommodation with 'no stone left unturned'. However, there has been little or no evidence provided as to the nature and results of this search. The Church has advised that they have considered over 100 properties and have set up an 'App' for members of the Congregation to suggest potential sites. British Land has not seen any evidence of the properties considered.
- 3.2 The Applicant has identified several potential alternative premises and has put the Church in touch with two property agents who specialise in finding suitable D1 (community) Use Class floor space – in order to assist their search. The Applicant has also attended property viewings with the Church. The Church is continuing to consider options for relocation, but have so far rejected the seven options identified by the applicant. Further details of the sites considered are provided in the EqIA. Several freehold acquisition opportunities have been put forward including the Former Tetherdown Church Hall in Muswell Hill (London Borough of Haringey – refer to the attached sales particulars for further details).
- 3.3 In addition to extending the church's lease at nil rent to assist with the allocation of resources towards the site search, the applicant has actively engaged in and continues to assist the church with their search. The Church's lease expires September 2017 and an alternative location will need to be found before then, irrespective of LBC's decision whether or not to grant planning permission.

DP9 Limited

February 2017

RAPLEYS

FOR SALE Church Hall

rapleys.com
0370 777 6292

Tetherdown Hall, Tetherdown, Muswell Hill
London N10 1ND

CONTACT **Adam Harvey**
07780 670356 | adam.harvey@rapleys.com



Existing church hall with
ancillary accommodation and a
two bedroom flat

Suitable for a variety of D1
community uses

Existing income from a lease of
part of the first floor and further
letting potential

Offers sought on an
unconditional basis

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Location

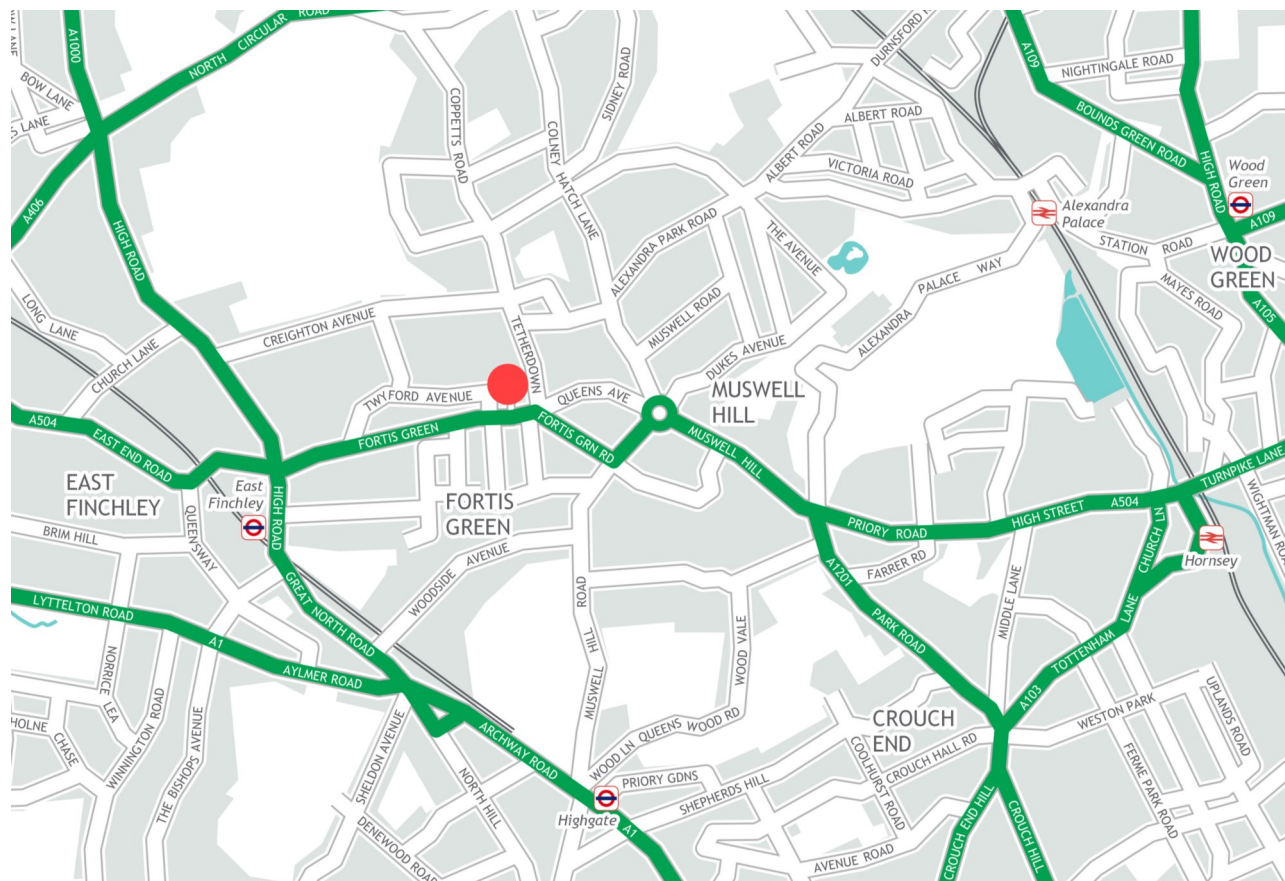
The property is on the west side of Tetherdown just north of Queen's Avenue. East Finchley Underground Station (Northern Line) is located just over half a mile to the west and Highgate Underground station (also Northern Line) is approximately a mile to the south. Tetherdown is a largely residential street but the properties are well located for access to local shopping and other amenities.

Muswell Hill is located approximately five miles north of Central London. Wood Green is approximately a mile to the north east, Highgate a similar distance to the south and Finchley approximately a mile and half to the north west.

Description

The church hall was built in 1928 and is of traditional brick construction under a pitched tiled roof. The accommodation provides a main hall, small hall with kitchen and WC facilities at ground floor level. The first floor accommodation provides a series of meeting rooms and offices at the front and rear of the building with the void for the double height of the main hall in between. There is also a two bedroom flat at second floor level at the rear of the building.

We enclose a copy of the Ordnance Survey plan on which we have marked our understanding of the boundaries of the property to be sold with red edging.





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FOR SALE

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Accommodation

The property comprises the following approximate floor areas:

Ground Floor	Sq m	Sq ft
Main Hall	193.72	2,085
Small Hall (inc small kitchen area)	107.73	1,159
WC Facilities		
Total Ground Floor	320.65	3,451
First Floor		
West Room	64.91	698
Office	14.98	161
Archive	9.52	102
Kitchen	8.45	91
Counselling Rooms	71.58	770
Total First Floor	169.44	1,823
Overall NIA (community building only)	490.09	5,274

There is a two bedroom flat at second floor level at the rear of the building which is occupied by a tenant under an Assured Shorthold Tenancy. From plans provided the dimensions of the flat appear to be as follows:

Second Floor Flat	
Bedroom 1	4.40 x 3.35m
Bedroom 2	4.40 x 2.50m
Reception Room	4.40 x 3.35m
Kitchen	3.35 x 1.60m
Bathroom with Separate WC	

The measurements of the flat are taken from the widest points of each room.

The overall site area is approximately 0.08 hectares (0.198 acres).

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/ dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

The property is available freehold and will be sold subject to the existing leases of the first floor counselling rooms and second floor flat.

The lease to the Counselling Service is a business tenancy for a term of 10-years from 25th December 2008. The current passing rent is £10,120 per annum and the lease is on internal repairing terms only with the landlord responsible for insuring the building and keeping the structure of the building in repair. The lease is outside the security of tenure provisions of Sections 24 to 28 of Part II of the Landlord and Tenant Act 1954.

The second floor flat is currently let out under a standard Assured Shorthold Tenancy and can be terminated on serving the tenant the usual two months notice.

Terms

Offers are invited in excess of £1,500,000 on an unconditional basis. Proof of funding will be required and details should accompany any offer.

Parties should state any conditions to their offer. The vendor reserves the right not to accept the highest or any other offer received.

Planning

The property falls within Class D1 of the Town and Country (Use Classes) Order. This Class is referred to as Non-Residential Institutions and means that a property in this Use Class can be used for a variety of non-residential community uses including as a place of worship or

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religious instruction, a museum, library, art gallery, public hall, health centre, clinic, consulting rooms, school, college, crèche, day nursery and other non-residential educational uses without the need for planning permission for a change of use.

Whilst the second floor flat has a residential use this is ancillary to the primary community use.

The property is located in the London Borough of Haringey and is subject to the Borough's planning policies. As with all London Boroughs, Haringey looks to protect existing community facilities, which would include churches and halls. Unless it can be demonstrated that there is no longer a demand for the property or a suitable replacement property is being provided planning permission for change to an alternative use could be difficult to obtain.

From a search of Haringey's website the hall does not appear to be a Statutorily Listed building. However, it is locally listed and located in the Muswell Hill Conservation Area.

Rating

Rating is not applicable.

Energy Performance

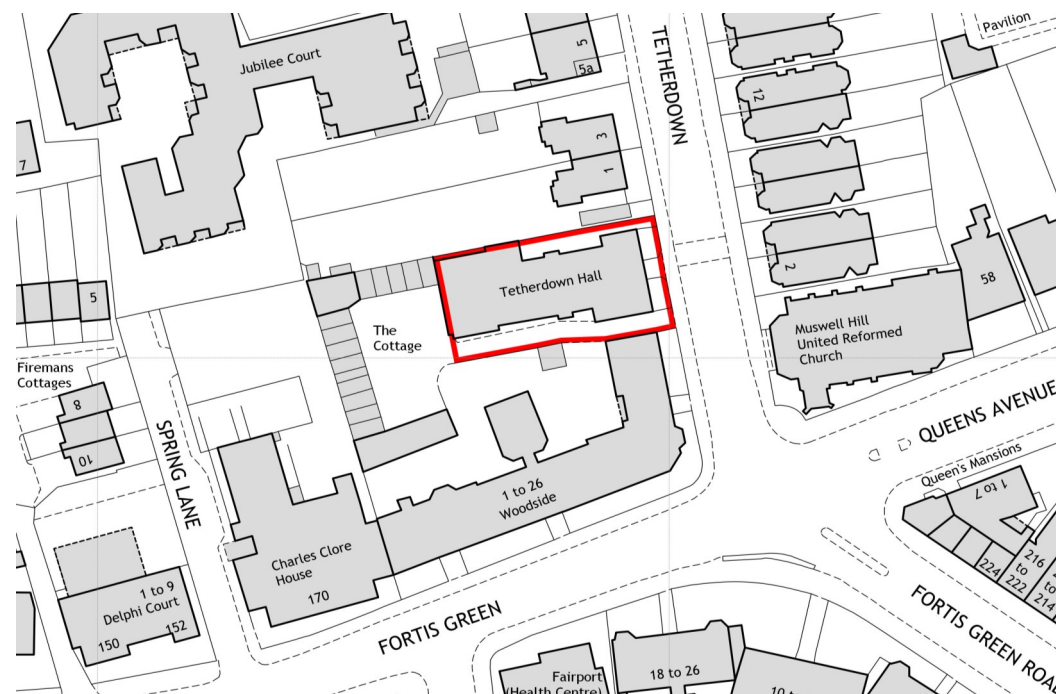
Energy Performance Asset Rating is to be conducted and will be available before purchase.

VAT

We understand that VAT will not be applicable to the purchase price.

Viewing

All viewings should be arranged through Rapleys who are the sole agent.



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