

Fibben Fox Associates Ltd.,
Attn. M. Soanes REF: 2142/AP1,
31 The Broadway,
Woodford Green,
Essex
IG8 0HQ

Application No: PE9700702R3
Case File:H11/35/D

11th March 1999

Dear Sir(s)/Madam

DECISION

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 :
Suffolk Wharf, Jamestown Road and 287-289 Camden High Street
NW1

Date of Application : 03/11/1998

Proposal :

Redevelopment of the eastern part of the site by the
erection of a four-storey building to accommodate class A3
(food and drink) on the ground floor, class A1 (retail) on
part of the ground and first floors, class B1 (business
purposes) on the upper floors. Use of the former
lock-keeper's cottage as a canal information centre,
as shown on drawing numbers: 100B, 101C, 102D, 103D, 104D,
105D, 106D, 107D, 108D, 109D, 110E, 111E, 112E, 113C, 1095,
096, 097B, and 098B.

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

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 elevations and facing materials to be used on the building shall not be otherwise than shall have been submitted to and approved by the Council before any work on the site is commenced. These should include detailed drawings at scale 1:50, with details at scale 1:5 as appropriate, including windows, entrances, balustrades, shopfronts, the free-standing canopy, the canopy attached to the commercial building and any structures related to it.
- 2 Details of the proposed roof plant shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced
- 3 No other external plant shall be provided on the site without details having been submitted to and approved by the Council
- 4 The lighting and signage to be used in association with the development hereby approved shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced
- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council's Environment (Development Control) Sub-Committee.
- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation

- 7 Details of the provision for access for disabled persons in compliance with the provisions of Section 4 of the Chronically & Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.
- 8 The office accommodation hereby approved shall be built to B1 (c) standards and permanently retained as such.
- 9 The restaurant uses hereby permitted shall not be carried out outside the following times - 08.00 hours to 24.00 hours daily.
- 10 The second-floor flat roof area at the east end of the site shall be used only for the purposes of maintenance.
- 11 The glazing shown on the drawings hereby approved as being obscured shall be provided and permanently retained as such.
- 12 The development shall not be occupied before screens to the roof terraces have been erected in accordance with details which shall have been submitted to and approved by the Council.
- 13 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.
- 14 The use hereby permitted shall not begin until full details of the scheme for the ventilation of 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.
- 15 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels (expressed in dab) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

- 10 To safeguard the amenities of the adjoining premises.
- 11 To safeguard the amenities of the adjoining premises.
- 12 To safeguard the amenities of the adjoining premises.
- 13 To safeguard the amenities of the adjoining premises and the area generally.
- 14 To safeguard the amenities of the adjoining premises and the area generally.
- 15 To safeguard the amenities of the adjoining premises and the area generally.
- 16 To safeguard the amenities of the adjoining premises and the area generally.
- 17 To safeguard the amenities of the adjoining premises and the area generally.

Informatives (if applicable)

- 1 The applicant is reminded that the part of the building which is to be use for Class B1 (Business purposes), as defined in the Town and Country Planning (Use Classes) Order 1987, should be constructed in such a way and to a suitable standard to provide adequate facilities for the use of this space by the full range of land uses falling within that use class. As agreed in the letter from your agents Fibbins Fox and CZWG Architects in letters dated 23/1/98 and 22/1/98 respectively, you will provide details of the standards to be adopted in the development to the Local Planning authority.

- 2 You are advised that condition 9 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.

- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Traffic Management Service (tel: 071-860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

16 Before the restaurant use commences all plant and machinery shall be sound attenuated and isolated from the structure in accordance with a scheme to be submitted to and approved by the Council such that the use can be carried out without detriment to the amenity of adjoining or surrounding premises.

17 All plant hereby approved in connection with the A3 uses shall only be operated during the restaurant opening hours.

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 appearance of the premises and the character and amenity of the immediate area.

4 To ensure that the Council may be satisfied with the external appearance of the building.

5 In order that the Council may give consideration to the details of the proposed development.

6 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.

7 In order to ensure compliance with the terms of the Act and Regulations; and there is a statutory requirement to provide sanitary conveniences for people with disabilities in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987). You are advised to consult the Streets Management Building Control Section, Camden Town Hall, Argyle Street WC1H 8EQ (tel:0171 413 6100)

8 In order that the development may comply with the Council's policies in respect of employment uses.

9 To safeguard the amenities of the adjoining premises and the area generally.

4 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Service located at Camden Town Hall, Argyle Street, WC1H 8EQ. (tel: 0171-278 4444).

5 Your attention is drawn to the need to consult the Council's Waste Management Service, Camden Town Hall, Argyle Street London, WC1H 8EQ, (tel: 071-278 4444) regarding arrangements for the disposal of refuse.

6 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.

7 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street Environment Service (Recycling) on 0171 485 1553.

8 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.

9 The applicants are strongly encouraged to undertake a BREEAM assessment of the B1 part of the development.

This application was dealt with by Jenny Reid on 0171 860 5809.

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

Yours faithfully



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

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.

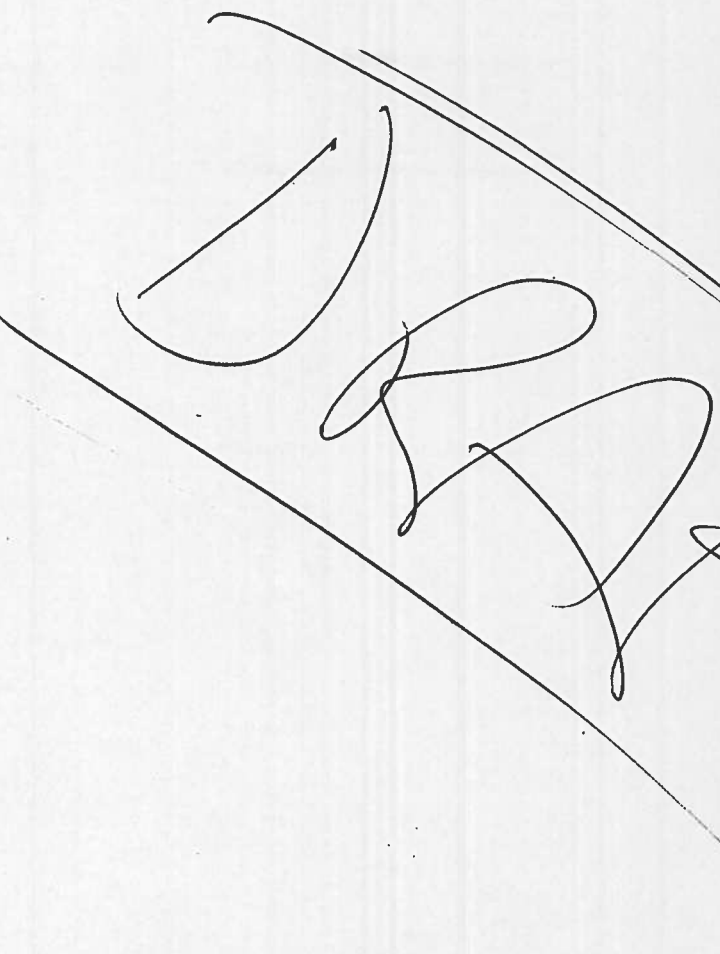
Your attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Streets Management -

Building Control Section, 6th Floor, Camden Town Hall, Argyle Street, London WC1H 8EQ (tel: 0171 278 4444).

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc. applying to, or affecting, either this land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult Streets Management Engineering Group, 4th Floor, Camden Town Hall, Argyle Street, London WC1H 8EQ, regarding any works proposed to above, or under any carriageway, footway or forecourt.

A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT



Development Control**Planning Services**

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

Fibben Fox Associates Ltd.,
Attn. M. Soanes REF: 2142/API,
31 The Broadway,
Woodford Green,
Essex
IG8 0HQ

Application No: PE9700713R3
Case File: H11/35/D

11th March 1999

Dear Sir(s)/Madam

DECISION

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 :
Suffolk Wharf, Jamestown Road and 287-289 Camden High Street
NW1

Date of Application : 03/11/1998

Proposal :

Redevelopment of the western part of the site by the
erection of a four-storey hotel,
as shown on drawing numbers: 100B, 101C, 102D, 103D, 104D,
105D, 106D, 107D, 108D, 109D, 110E, 111E, 112E and 113C.

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

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 elevations and facing materials to be used on the building shall not be otherwise than shall have been submitted to and approved by the Council before any work on the site is commenced. These should include detailed drawings at scale 1:50 with details at scale 1:5 as appropriate, including windows, entrances, balustrades.
- 2 Details of the proposed roof plant shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 3 No other external plant shall be provided on the site without details having been submitted to and approved by the Council.
- 4 The building shall be used only for hotel purposes and for no other purpose, (including any other purpose within Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
- 5 The lighting and signage to be used in association with the development hereby approved shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council's Environment (Development Control) Sub-Committee.
- 7 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

8 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.

9 The use hereby permitted shall not begin until full details of the scheme for the ventilation of 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.

10 Details of the provision for access for disabled persons in compliance with the provisions of Section 4 of the Chronically & Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.

11 The development shall not be occupied before a management plan (including a schedule of service vehicles) for the direction of servicing traffic utilizing the site has been submitted to and approved by the Council.

12 No development shall take place before details of the parking layout have been submitted to and approved by the Council. The footway and vehicular access should be clearly delineated on the drawings. The layout as approved should be implemented and retained for that purpose for the duration of the approved use.

13 The areas shown on the approved drawings, and reserved matters submitted pursuant to these, as parking, access, loading and manoeuvring areas shall be provided and shall not be used other than for the purposes shown. No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

14 No development shall take place until full details of proposals for bicycle storage have 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 appearance of the premises and the character and amenity of the immediate area.
- 4 To ensure that the future occupation of the building shall be in accordance with the approved planning brief.
- 5 In order that the Council may give consideration to the details of the proposed development.
- 6 In order that the Council may give consideration to the details of the proposed development.
- 7 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 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 In order to ensure compliance with the terms of the Act and Regulations; and there is a statutory requirement to provide sanitary conveniences for people with disabilities in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987). You are advised to consult the Streets Management Building Control Section, Camden Town Hall, Argyle Street WC1H 8EQ. (tel:0171 413 6100)
- 11 To ensure that the Council may be satisfied with the proposals.
- 12 To ensure that the Council may be satisfied with the proposals.

13 To ensure the availability of the facilities in accordance with the approved scheme.

14 To ensure the availability of the facilities in accordance with the approved scheme.

Informatives (if applicable)

1 The Council's Streets Management Engineering Services 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 faults and thresholds. The Section dealing with these matters is located at Camden Town Hall, Argyle Street London WC1H 8EQ, (tel: 071-278 4444).

2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Traffic Management Service (tel: 071-860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Service located at Camden Town Hall, Argyle Street, WC1H 8EQ. (tel: 0171-278 4444).

4 Your attention is drawn to the need to consult the Council's Waste Management Service, Camden Town Hall, Argyle Street London, WC1H 8EQ, (tel: 071-278 4444) regarding arrangements for the disposal of refuse.

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 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street Environment Service (Recycling) on 0171 485 1553.

7 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.

This application was dealt with by Jenny Reid on 0171 860 5809.

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

Yours faithfully

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

DecfplanWC/LPFU

Fibben Fox Associates Ltd.
Attn. M. Soanes REF: 2142/AP1,
31 The Broadway,
Woodford Green,
Essex
IG8 0HQ

Application No: CE9700704
Case File: H11/35/D

11th March 1999

Dear Sir(s)/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations
1990

GRANT CONSERVATION AREA CONSENT - Subject to Conditions

Address : Suffolk Wharf, Jamestown Road and 287 Camden High Street
NW1

Date of Application : 05/09/1997

Proposal :

Demolition of the existing buildings in connection with the ⁰⁹⁹ redevelopment of the site as shown on drawing numbers: ⁰⁹⁹ 100B, 101C, 102D, 103D, 104D, 105D, 106D, 107D, 108D, 109D, 110E, 111E, 112E, and 113C.

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

Standard condition:

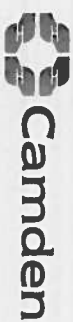
The development hereby permitted must be begun not later than the expiration of five years from the date on which this consent is granted.

Standard Reason:

In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Additional conditions:

- 1 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.



ENVIRONMENT

Development Control

Planning Services

London Borough of Camden
Town Hall

Argyle Street

London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

Reasons for additional conditions:

- 1 To protect the visual amenity of the area.

This application was dealt with by Jenny Reid on 0171 860 5809.

Yours faithfully

M. W. Gilks
Environment Department
(Duly authorised by the Council to sign this document)
Decca/CADE

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 -

Building Control Section, 6th Floor, Camden Town Hall, Argyle Street, London WC1H 8EQ (tel: 0171 278 4444).

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc. applying to, or affecting, either this land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult Streets Management Engineering Group, 4th Floor, Camden Town Hall, Argyle Street, London WC1H 8EQ, regarding any works proposed to above, or under any carriageway, footway or forecourt.

A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING
CONSENT OR A CONSERVATION AREA CONSENT



Executed as a deed by
THE COMMON SEAL OF SUFFOLK WHARF)
LIMITED was hereto affixed)
two of its officers)

Director

Secretary



FIRST SCHEDULE

REQUIREMENTS FOR THE CARRYING OUT OF THE LANDSCAPING SCHEME.

PART 1

In Schedule references to "the Scheme" shall mean "the Landscaping Scheme," and references to the "the Scheme Specification" shall mean the "the Landscaping Scheme Specification."

- (1) Prior to the implementation of the First Development the Owner shall prepare the Scheme Specification and deliver a copy thereof to the Council.
- (2) Forthwith upon the Scheme Specification being approved pursuant to sub-paragraph (1) hereof the Owner shall apply for all Consents necessary for the laying out construction and provision of the Scheme and to use all reasonable endeavours to obtain such Consents.
- (3) The Owner shall commence to lay out construct and provide the Scheme and thereafter proceed diligently with the same and complete the Scheme in a good and workmanlike manner using good quality and sound materials in strict accordance with the approved version of the Scheme Specification the terms of the Consents and all statutory requirements and the requirements of all competent authorities to the Council's reasonable satisfaction (as demonstrated by written notice from the Council to that effect).
- (4) The Owner covenants that the Council shall have the right for itself and its employees and agents at all reasonable times and upon reasonable notice to the Owner to view the state and progress of the Scheme provided that it shall use its best endeavours to ensure that no material interference is caused to the progress of the Scheme by the exercise of this right;
- (5) In the event of the Owner not implementing any element of the Scheme in strict accordance with the terms of the Scheme Specification the Council may serve notice on the Owner requiring that such breach of the Agreement is remedied within seven days or such longer period and the Council in its reasonable discretion may deem reasonable and the Owner shall comply with the terms of such notice in compliance with any timescales specified therein and in the event of the Owner failing to comply with such notice within the timescale specified the Council or any persons authorised by it may after giving notice to the Owner (without prejudice to any other rights it

may have under the Agreement) have full right and liberty to enter upon the Site to execute any works necessary to secure the carrying out of the Scheme in accordance with the Scheme Specification and the proper cost of such works shall be recoverable as a debt due to the Council from the Owner payable on demand and the Owner shall not prevent or obstruct the Council from exercising its rights under this paragraph.

SECOND SCHEDULE

PART 1

REQUIREMENTS FOR THE MANAGEMENT AND MAINTENANCE OF THE LANDSCAPING SCHEME

1. The Owner shall manage and maintain the Landscape Scheme to the reasonable satisfaction of the Council so as to ensure that the appearance of the Landscaped Area remains substantially the same as at the date of completion of the Landscaped Scheme in accordance with the terms of this Agreement and in particular shall ensure that any trees or areas of planting which die or become seriously damaged or diseased shall be replaced as soon as is reasonably practicable and in any case by not later than the end of the following planting season with others of similar size and species unless the Council gives written consent to any variation.
2. Without prejudice to any other rights the Council may have in respect of Obligations contained in this Agreement if the Landscaping Scheme or any part thereof is not being managed or maintained to the Council's satisfaction then the Council may serve notice on the Owner requiring the Owner within seven days to carry out works to ensure that the Landscaping Scheme is thenceforth maintained in accordance with the requirements of this Agreement.
3. In the event of the Owner failing to comply with the notice referred to in paragraph (2) of this Schedule within the timescale specified the Council or any persons authorised by it may after giving notice to the Owner (without prejudice to any other rights it may have under the Agreement) have full right and liberty to enter upon the Landscaped Area to execute any works necessary to secure the proper maintenance of the Landscape Scheme and the proper cost of such works shall be recoverable as a debt due to the Council from the Owner payable on demand and the Owner shall not prevent or obstruct the Council from exercising its rights under this paragraph.

PART 2

REQUIREMENTS FOR THE MANAGEMENT AND MAINTENANCE OF THE PEDESTRIAN ACCESS SCHEME.

1. The Pedestrian Access Route ("the Route") shall be open to members of the public during every day throughout the year subject to the right of the Owner to close the same for one whole day each year and also from time to time where reasonably required in connection with maintenance of the Route ALWAYS PROVIDED that any closure shall not exceed one week in any one year without the Council's written consent.
2. The Route shall be managed and maintained to a standard which the Council in its reasonable discretion considers necessary for the safe passage of pedestrians along the Route and in order to secure this the Owner shall inter alia:
 - (i) use all reasonable endeavours to ensure that the Route is kept free from litter at all times
 - (ii) ensure that any broken or seriously damaged surface material is replaced as soon as reasonably possible.
 - (iii) ensure that the Route is kept free from obstruction at all times and that any obstruction is removed as soon as reasonably practical
 - (iv) ensure that the whole length of the Route is swept once a day
 - (v) ensure that the lighting along the whole length of Route is maintained in full working order at all times and is operated throughout the year between the hours of dusk and dawn

THIRD SCHEDULE

THE GREEN TRAVEL PLAN

In drawing up the Green Travel Plan the Owner shall use all reasonable endeavours to ensure that provisions relating to the following matters are contained within the Plan.

Review, management and promotion

- 1) ongoing senior management commitment and consultation with staff
- 2) annual staff travel surveys and management systems to monitor the effectiveness of the plan
- 3) a designated staff travel co-ordinator within the organisation to be responsible for implementing the green travel plan
- 4) a communications strategy within the organisation about the benefits of the green travel plan

Emissions/vehicle reduction initiatives

- 1) use of alternatively-fuelled vehicles for servicing (such as electric and LPG) - organisations can apply to the Energy Savings Trust for greener vehicle grants
- 2) introduce workplace green pool vehicles for work-related trips
- 3) review and develop criteria to reduce car allowances
- 4) reduce the availability of and/or charge for workplace staff car parking and permits

Public Transport Initiatives

- 1) Provide interest free annual season ticket/travelcard loans to staff to encourage bus/tube/rail use for commuting and work-related trips
- 2) Provide in-house public transport information (both London Transport and National Rail travel information is available from their respective websites: www.londontransport.co.uk/www.railtrack.co.uk)
- 3) Work with the Council and public transport operators to improve routes

Cycling initiatives

* workplace cycling measures - include providing:

- 1) Secure and well-lit workplace cycle parking
- 2) Changing and showering facilities

- 3) Cycle allowances for work-related journeys
- 4) Cycle and equipment loans and insurance
- 5) Cycle repair facilities
- 6) Cycle pool for work-related journeys
- 7) Work with the Council to improve cycle routes to/from worksite

Other initiatives

- 1) Encourage walking through the provision of information on the best pedestrian routes to an from the worksite for staff and visitors
- 2) Consider the use of partial homeworking/teleworking/teleconferencing
- 3) Use taxis as appropriate

(*) The precise details of the green travel plan package should be tailored to tackle the particular issues apparent at the proposed development.

DATED 15 March 1999

SUFFOLK WHARF LIMITED

-and-

THE MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF CAMDEN

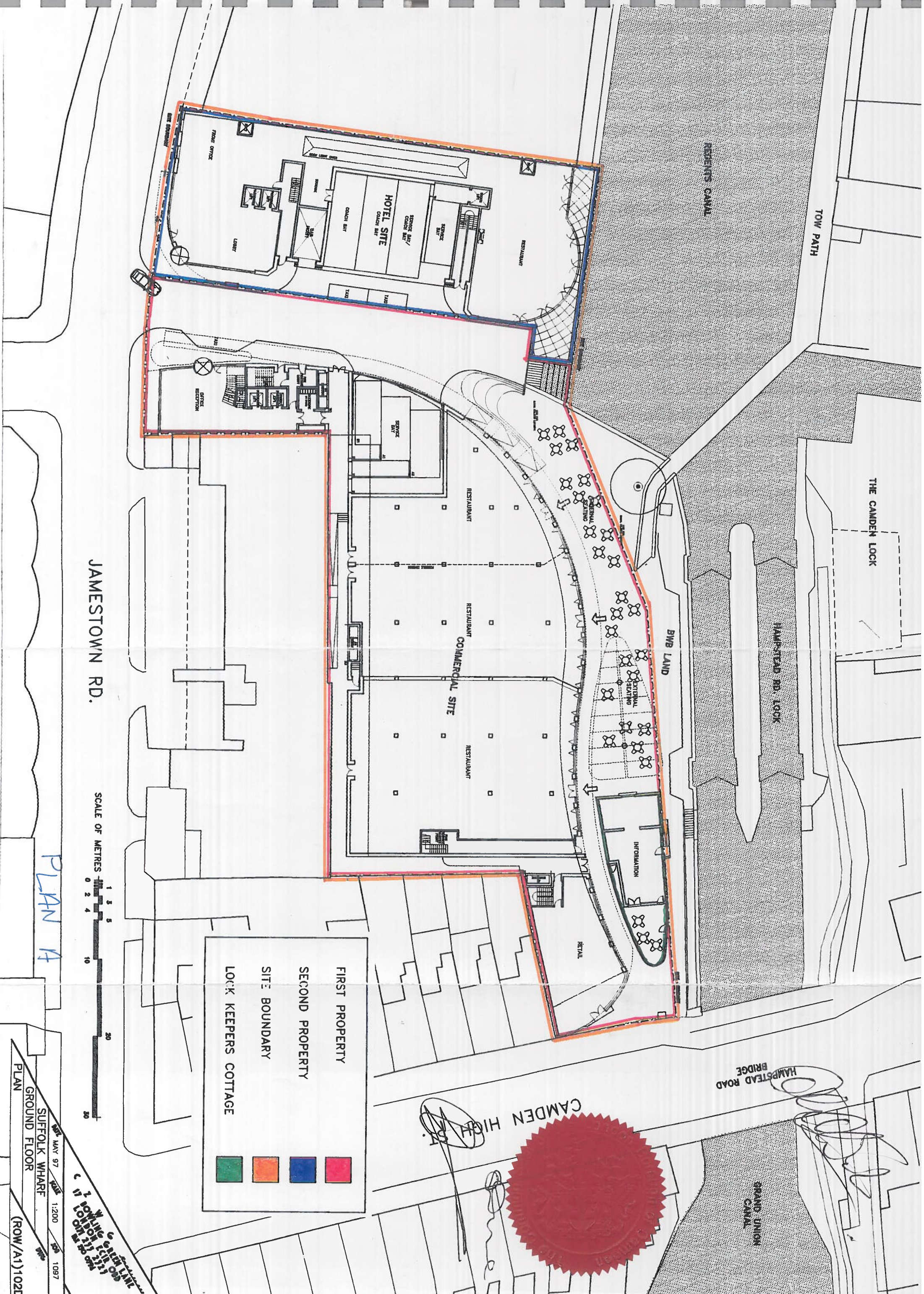
AGREEMENT

Relating to land known as Suffolk
Wharf, Jamestown Road, 287-289
Camden High Street pursuant to
Section 106 of the Town and Country
Planning Act 1990 (as amended) and
Section 278 Highways Act 1980

Alison Lowton
Acting Borough Solicitor
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 0171 413 4444
Fax: 0171 860 5659

envsec2/AIDAN/106-Suffol



JAMESTOWN RD.

SCALE OF METRES 0 2 4 10 20

FIRST PROPERTY
 SECOND PROPERTY
 SITE BOUNDARY
 LOCK KEEPERS COTTAGE

[Pink Square]
 [Blue Square]
 [Orange Square]
 [Green Square]

CAMDEN HIGH



PLAN
 SUFOLK WHARF
 GROUND FLOOR
 (ROW/A1)102D

PLAN A

MAY 97
 1:200
 1097

