

Date: 18 December 2019
Your Reference: 2015/2704/P and 2019/2475/P
Our Reference: 2015/2704/P and 2019/2475/P
Enquiries to: Aidan Brookes

David Joyce
Director of Regeneration and Planning
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear David

CAMDEN TOWN HALL, JUDD STREET, LONDON WC1H 9JE
PLANNING APPLICATION REFERENCE 2019/2238/P
(SHADOW) SECTION 106 AGREEMENT

I refer to the above matter.

I have read and understood the obligations contained in the attached shadow s106 Agreement.

I hereby confirm that the CIP and Major Projects Department, in the construction and operation of the proposed development at Camden Town Hall, will comply with the conditions marked with an asterisk in the planning permission referenced 2019/2238/P in the manner set out in the obligations contained within the attached Section 106 agreement.

Condition 30 (Need for a Legal Agreement) of planning permission 2019/2238/P states that:

*"In the event that any owners of the land have the relevant legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in this notice of planning permission"*

I further confirm that my Department will not dispose of any relevant interests in the land at the Camden Town Hall development without first ensuring that any new owner with the relevant interest simultaneously executes a Section 106 Agreement securing the obligations contained in the shadow s106 Agreement.

Yours sincerely



Neil Vokes
Director of Development
London Borough of Camden

DATED

2019

(1) LIMITED

and

(2) MORTGAGEE PLC/LIMITED

and

(3) LESSEE/TENANT

and

**(4) THE MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF CAMDEN**

A G R E E M E N T
relating to land known as

**Camden Town Hall, Judd Street
London WC1H 9JE**

pursuant to
Section 106 of the Town and Country Planning Act 1990 (as amended);
Section 16 of the Greater London Council (General Powers) Act 1974;
Section 111 of the Local Government Act 1972;
Section 1(1) of the Localism Act 2011 and
Section 278 of the Highways Act 1980

Andrew Maughan
Borough Solicitor
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 6007
Fax: 020 7974 2962

Legal/PM/1800.1285
FINAL 191219

CONTENTS

RECITALS

CLAUSE

1. Recitals
2. Definitions
3. Construction of this Deed
4. Obligations of the Owner
5. Notice to the Council/ Other Matters
6. General provisions/ Declarations
7. Mortgagee Exemption
8. Joint and Several Liability
9. Rights of third parties

SCHEDULE 1	The draft Planning Permission and Listed Building Consent
SCHEDULE 2	Plans
SCHEDULE 3	Construction
SCHEDULE 4	Operation
SCHEDULE 5	Employment and Training
SCHEDULE 6	Energy and Sustainability
SCHEDULE 7	Transport and Highways
SCHEDULE 8	Construction Management Plan Pro Forma
SCHEDULE 9	Local Procurement Code
SCHEDULE 10	Travel Plan Requirements
SCHEDULE 11	Burland Category of Damage

THIS AGREEMENT is made the _____ day of _____ 2019

B E T W E E N:

- i. **APPLICANT LIMITED** (Co. Regn. No. _____) whose registered office is at _____ (hereinafter called "the Owner") of the first part
- ii **MORTGAGEE** of _____ (hereinafter called " _____ ") of the second part
- iii **[INTERESTED PARTY/LEASEHOLDER]** of [_____] (hereinafter called "the _____ ") of the third part]
- iv. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** Local Planning Authority of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the fourth part

1. **WHEREAS**

- 2.1 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number NGL133728 [subject to a charge to the Mortgagee].
- 2.2 The Owner is the freehold Owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 2.3 A planning application, and an application for listed building consent for the Development of the Property was submitted to the Council and validated on 26 April 2019 and the Council resolved to grant planning permission and listed building consent conditionally under Council reference numbers 2019/2238/P and 2019/2257/L subject to conclusion of this legal Agreement.
- 2.4 The Council is the local planning authority for the purposes of the Act and is the local authority for the purposes of Section 16 of the Greater London Council (General Powers) Act 1974 Section 111 of the Local Government Act 1972 Section 1(1) of the Localism Act 2011 and Sections 247, 253 and 278 of the Highways Act 1980 for the area in which the Property is situated 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.

2.5 As local highway authority the Council considers the Highways Works to be carried out pursuant to this section 278 Agreement to be in the public benefit.

2.6 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.

2.7 The Mortgagee as mortgagee under a legal charge registered under Title Number NGL133728 and dated (hereinafter called “the Legal Charge”) is willing to enter into this Agreement to give its consent to the same.

2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

2.1	"the Act"	the Town and Country Planning Act 1990 (as amended).
2.2	"Affordable Rent"	a rental level based upon an approved methodology (to be agreed by the Council and the Owner in writing) for establishing the rental levels and service charges to be proposed to tenants of the Affordable SME Workspace AND PROVIDED ALWAYS THAT the rent for the Affordable SME Workspace is 50% of the market value of comparable space found within a one mile radius of the site following Occupation and to be reviewed on an annual basis for the lifetime of the Development (or other such review timeframe that the Council may agree to in writing) and to include a mechanism to calculate rental levels afresh by the Owner prior to any new tenant entering into a

		tenancy agreement for the Affordable SME Workspace (or a part thereof).
2.3	“Affordable SME Workspace”	the subsidised employment workspace to comprise at least 20% of the Office Workspace floorspace calculated on a net internal area basis to be let to SMEs paying an Affordable Rent for the workspace.
2.4	“Affordable SME Workspace Marketing Strategy”	<p>a strategy to be submitted by the Owner and approved by the Council for marketing the Affordable SME Workspace and to ensure that the Affordable SME Workspace is marketed to SMEs in the Borough including (but not limited to):-</p> <ul style="list-style-type: none"> a) the marketing particulars of the Affordable SME Workspace and specification of the Affordable Rent and length of rental term to be offered; b) details of how and where the Affordable SME Workspace will be marketed; c) measures to ensure the Affordable SME Workspace will be offered to SMEs at a range of pricing options which enable businesses to start up and grow; d) measures to ensure that the Affordable SME Workspace is marketed to SMEs in the London Borough of Camden and to include a specific strategy to promote the Affordable SME Workspace units through local business channels and networks such as Business Improvement Districts in the London Borough of Camden; and, e) identifying means of ensuring the provision of information to the Council to monitor the implementation of the marketing strategy on a

		regular basis initially on an annual basis for a period of five (5) years following first Occupation of the Affordable SME Workspace.
2.5	“the Affordable SME Workspace Plan”	<p>a plan setting out the measures that the Owner will adopt to ensure that the Affordable SME Workspace remains flexible and affordable to be suitable and affordable for SMEs and to include (but not limited to) the following measures:</p> <ul style="list-style-type: none"> (a) the space to be offered on flexible tenancy/membership/licence terms; (b) a requirement for the Affordable SME Workspace to be offered at and Affordable Rent and such rent to be agreed with the Council in writing; (c) the Affordable SME Workspace shall comprise range of unit space sizes, open and/or flexible spaces that can be expanded or contracted to suit the changing needs of occupiers; (d) the ratio of any service charges or other charges applied to the Affordable SME Workspace and the Affordable Rent should be less than or equal to the ratio of any service or other charges applied to the Officer Workspace and the Office Workspace rent in order to demonstrate genuine affordability; and, (e) identifying means of ensuring the provision of information to the Council and provision

		of a mechanism for review and update as required from time to time.
2.6	"the Agreement"	this Planning Obligation made pursuant to Section 106 of the Act
2.7	"Basement Approval in Principle Application"	an application to the Council's Highways Structural team for an approval in principle of the construction of the basement (forming part of the Development) which is to be assessed by the Council with a view to ensuring that sufficient loadings are maintained at all times at the interaction of the Development site and the Public Highway so as to ensure that the Public Highway is not compromised at any time during the Construction Phase or thereafter.
2.8	"Basement Approval in Principle Contribution"	the sum of £1,800 (one thousand eight hundred pounds) to be applied by the Council in event of receipt towards the assessment by the Council's Highways Structural team of the Basement Approval in Principle Application.
2.9	"the Burland Category of Damage"	an industry recognised category of structural damage as specified at para 2.30 of Camden Planning Guidance 4: Basements and lightwells (as may be amended) and shown in Schedule 11 annexed hereto.
2.10	"Business Parking Bay"	a parking place designated by the Council by an order under the Road Traffic Regulation Act 1984 or other relevant legislation for use by businesses of the locality in which the Development is situated.
2.11	"Business Parking Permit"	a parking permit issued by the Council under section 45(2) of the Road Traffic Regulation Act 1984 allowing a vehicle to park in a Business Parking Bay.
2.12	"the Certificate of Practical Completion"	the certificate issued by the Owner's contractor architect or project manager certifying that the Development has been completed.

2.13	“Community Day”	a minimum of twenty free days per calendar year bookable by the Community Groups and to include access to all of the Events Space venue including kitchen facilities, all audio equipment, access to the venue manager and a security guard to be made available without payment of fees and charges.
2.14	“Community Events”	an event organised or promoted by a Community Group which may involve fundraising and external promotion strictly for the purposes of the group and not as a purely commercial endeavour
2.15	“Community Groups”	local organisations including social enterprise initiatives, local charities, local schools, local faith groups, local community and youth groups, or other equivalent local organisations or groups as maybe agreed by the Council and the Owner
2.16	“Community Provision Plan”	<p>a plan setting out a package of measures to be adopted by the Owner in providing the local community access to the Events Space to include (but not be limited to) to the following measures:</p> <ul style="list-style-type: none"> i. to ensure that Community Days be made available per calendar year for bookings of the Events Space by Community Groups for Community Events AND the notice period to be given for such bookings during a year shall be no longer than: <ul style="list-style-type: none"> - 30 days for dates in September through to December; - 60 days for dates from the 15th February through to the 15th June; - 90 days for all of January to 14th February and from 16th June through to August; (all dates stated in this clause are inclusive); ii. where Community Groups are unable to book a Community Day as outlined in (i)

		<p>above then they will be offered discounted rental and fee rates of 50% on published rates;</p> <ul style="list-style-type: none"> iii. set out the method for Community Groups to place bookings through the Camden Centre using existing systems; iv. the Owner to establish a community liaison representative - a single point of contact from the Events Space management team - who will be responsible for liaising with the Community Groups; v. this plan is subject to review and amendment from time to time subject to written approval by the Council.
2.17	“the Construction Apprentice Default Contribution”	the sum of £7,000 (seven thousand pounds) per apprentice to be paid by the Owner to the Council in lieu of construction apprentice provision
2.18	“the Construction Apprentice Support Contribution”	the sum of £1,700 (one thousand seven hundred pounds) per construction apprentice to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council to support the recruitment and training of apprentices
2.19	“Construction Management Plan”	a plan setting out the measures that the Owner will adopt in undertaking any demolition works and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual and in the form of the Council's Pro Forma Construction Management Plan as set out in Schedule 8 hereto to ensure the Construction Phase of the Development (including site or soil investigations, ground investigations, site survey works, asbestos removal and soft strip works) can be carried out safely and with minimal possible impact on and

		<p>disturbance to the surrounding environment and highway network including (but not limited to):-</p> <p>(a) a statement to be submitted to the Council giving details of the environmental protection highways safety and community liaison measures proposed to be adopted by the Owner in order to mitigate and offset potential or likely effects and impacts arising from the works of Implementation including site or soil investigations, ground investigations site survey works, asbestos removal, soft strip works through to the demolition of the existing structures on the Property and the building out of the Development;</p> <p>(b) proposals to ensure there are no adverse effects on the Conservation Area features;</p> <p>(c) proposals to ensure the protection and preservation of the listed building in accordance with the Listed Building consent during the Construction Phase;</p> <p>(d) amelioration and monitoring effects on the health and amenity of local residences site construction workers local businesses and adjoining developments undergoing construction;</p> <p>(e) amelioration and monitoring measures over construction traffic including procedures for notifying the owners and or occupiers of the residences and businesses in the locality in advance of all major construction operations involving delivery schedules and amendments to normal traffic arrangements (including those</p>
--	--	---

		<p>involving asbestos removal and soft strip works where relevant);</p> <p>(f) the inclusion of a waste management strategy for handling and disposing of all construction waste (including disposal of asbestos and soft strip waste); and,</p> <p>(g) 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.</p>
2.20	"the Construction Management Plan Implementation Support Contribution"	the sum of £7,564.50 (seven thousand five hundred and sixty four pounds and fifty pence) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in the event of receipt for the review and approval of each draft Construction Management Plan and verification of the proper operation of each approved Construction Management Plan during the Construction Phase.
2.21	"the Construction Phase"	<p>the whole period between:-</p> <p>(a) the Implementation Date; and</p> <p>(b) the date of issue of the Certificate of Practical Completion</p> <p>and for the avoidance of doubt includes demolition works</p>
2.22	"the Council's Considerate Contractor Manual"	the document produced by the Council from time to time entitled "Guide for Contractors Working in Camden" relating to the good practice for developers engaged in building activities in the London Borough of Camden.
2.23	"Detailed Basement Construction Plan"	a plan setting out detailed information relating to the design and construction of the basement forming part of the Development with a view to minimising any or all impacts of the Development on Neighbouring Properties and to provide a

		<p>programme of detailed mitigating measures to be undertaken and put in place by the Owner with the objective of maintaining the structural stability of the Property and Neighbouring Properties and canal as described in the Basement Impact Assessment by AKTII dated 9 July 2019 submitted with the Planning Application and to include the following key stages:-</p> <ol style="list-style-type: none"> 1. the Owner to appoint an independent suitably certified engineer (qualified in the fields of geotechnical and/or structural engineering) from a recognised relevant professional body having relevant experience of sub-ground level construction commensurate with the Development (“the Basement Design Engineer”) and for details of the appointment to be submitted to the Council for written approval in advance of any appointment (and for the Owner to confirm that any change in Basement Design Engineer during the Construction Phase with the Council in advance of any appointment); and, 2. the Basement Design Engineer to formulate the appropriate plan to fulfil the requirements of the Detail Basement Construction Plan and at all times to ensure the following:- <ol style="list-style-type: none"> (a) that the design plans have been undertaken in strict accordance with the terms of this Agreement incorporating proper design and review input into the detailed design phase of the Development and ensuring that appropriately conservative modelling relating to the local ground conditions and local water environment and structural condition of
--	--	--

		<p>Neighbouring Properties have been incorporated into the final design; and</p> <p>(b) that the result of these appropriately conservative figures ensure that the Development will be undertaken without any impact on the structural integrity of the Neighbouring Properties beyond “Slight” with reference to the Burland Category of Damage; and</p> <p>(c) that the Basement Design Engineer having confirmed that the design plans have been undertaken in strict accordance with this Agreement and includes a letter of professional certification confirming this and that the detailed measures set out in sub-clauses (i)-(vi) below have been incorporated correctly and appropriately and are sufficient in order to achieve the objectives of the Detailed Basement Construction Plan:</p> <p>(i) reasonable endeavours to access and prepare a detailed structural appraisal and conditions survey of all the Neighbouring Properties to be undertaken by an independent suitably qualified and experienced chartered surveyor (and for details to be offered if this is not undertaken in full or part);</p> <p>(ii) a method statement detailing the proposed method of ensuring the safety and stability of Neighbouring Properties throughout the Construction Phase including temporary works sequence drawings and assumptions</p>
--	--	---

		<p>with appropriate monitoring control risk assessment contingency measures and any other methodologies associated with the basement and the basement temporary works;</p> <p>(iii) detailed design drawings incorporating conservative modelling relating to the local ground conditions and local water environment and structural condition of Neighbouring Properties prepared by the Basement Design Engineer for all elements of the groundworks and basement authorised by the Planning Permission together with specifications and supporting calculations for both the temporary and permanent basement construction works;</p> <p>(iv) the Basement Design Engineer to be retained at the Property throughout the Construction Phase to inspect approve and undertaking regular monitoring of both permanent and temporary basement construction works throughout their duration and to ensure compliance with the plans and drawings as approved by the building control body;</p> <p>(v) measures to ensure the on-going maintenance and upkeep of the basement forming part of the Development and any and all associated drainage and/or ground water diversion measures order to maintain structural stability of the Property the Neighbouring Properties and the local water environment (surface and groundwater);</p>
--	--	--

		<p>(vi) measures to ensure ground water monitoring equipment and a displacement and vibration monitoring regime shall be installed prior to Implementation and retained with monitoring continuing during the Construction Phase and not to terminate monitoring until the issue of the Certificate of Practical Completion (or other time agreed by the Council in writing);</p> <p>3. the Owner to appoint a second independent suitably certified engineer (qualified in the fields of geotechnical and/or structural engineering) from a recognised relevant professional body having relevant experience of sub-ground level construction commensurate with the Development (“the Certifying Engineer”) and for details of the appointment of the certifying engineer to be submitted to the council for written approval in advance of the appointment; and,</p> <p>4. for the Certifying Engineer to review the design plans and offer a 2 page review report to the Council confirming that the design plans have been formulated in strict accordance with the terms of this Agreement and have appropriately and correctly incorporated the provisions of sub-clauses (i)-(vi) above and are sufficient to achieve the objectives of the Detailed Basement Construction Plan AND should any omissions, errors or discrepancies be raised by the Certifying Engineer then these to be clearly outlined in the report and thereafter be raised directly with the Basement</p>
--	--	---

		<p>Design Engineer with a view to addressing these matters in the revised design plans.</p> <p>5. Only thereafter shall the Owner submit the agreed finalised version of the Detailed Basement Construction Plan to the Council for its written approval with a letter of professional certification from the Certifying Engineer confirming that the Detailed Basement Construction Plan is an approved form and has been formulated in strict accordance with the terms and clauses of this Agreement.</p> <p>6. The Owner to respond to any further questions and requests for further information about the submitted plan from the Council AND IN THE EVENT that a further technical assessment be required then the Owner agrees to reimburse the Council for any costs expended which requires the instruction of an independent assessment in order to resolve any unresolved issues or technical deficiencies in the Council's consideration of the submitted plan.</p>
2.24	"the Development"	<p>Part change of use of the Camden Town Hall from Sui Generis at (part) basement, second and third floors to office use (B1), and the change of use of the Camden Centre from Sui Generis (Town Hall) to events use (comprising D2). Retention of Sui Generis (Town Hall) uses at ground, first floor and part basement.</p> <p>External physical works to include the demolition of the 3rd floor conservatory and replacement infill pavilion, demolition of 1960s Euston Road entrance, covering over three lightwells at roof level, opening up for two new doorways on</p>

		<p>Bidborough Street and two new doorways on Tonbridge Walk, works to the Judd Street entrance, refurbishment of windows, cleaning and facade repairs, new roof plant, public realm improvements, new on street loading bay and other associated works as shown on:</p> <p>Existing:</p> <p>(90)010, (90)011, (90)000, (90)001, (90)002, (90)003, (90)004, (90)005, (90)006, (90)007, (90)100, (90)101, (90)102, (90)103, (90)104, (90)105, (90)106, (90)107, (90)200, (90)201, (90)202, (90)203, (90)204, (90)205.</p> <p>Proposed:</p> <p>(91)100, (91)101, (91)102, (91)103 P01, (91)104, (91)105, (91)106, (91)107, (91)000, (91)001 P01, (91)002 P01, (91)003, (91)004, (91)005, (91)006 P01, (91)007 P01, (91)100, (91)101, (91)102, (91)103 P01, (91)104, (91)105, (91)106, (91)107, (91)200, (91)201 P01, (91)202, (91)203, (91)204, (91)205, (92)000 P01, (92)001 P01, (92)002 P01, (92)003, (92)004, (92)005, (92)006 P01, (92)007 P01, (92)100, (92)101, (92)102, (92)103, (92)104, (92)105, (92)106, (92)107, (92)108, (92)109, (92)110, (92)111, (92)200, (92)201 P01, (92)202, (92)203 P01, (92)204, (92)205 P01, (92)900, (92)901, (92)902, (92)903, (92)904, (92)905, (92)906, (92)907, (93)000, (93)221, (93)251, (93)252, (93)253, (93)311, (93)312, (93)051, (93)341, (93)342, (93)343, (93)344, (93)345, (93)346, (93)401, (93)402, (93)403, (93)404, (93)405, (93)406, (93)407, (93)408, (93)409, (93)531 P01, (93)532 P01, (93)533 P01, (93)621, (93)622, (93)623, (93)701, (93)702, (93)703, (93)704, (93)705, (93)706, (93)707, (93)708, (93)709, (94)000, (94)001, (94)002, (94)003, (94)004, (94)005, (94)006, (94)007, (94)011,</p>
--	--	--

		<p>(94)014, (94)015, (94)017, (95)001, (95)002, (95)003, (99)000, (99)001, (99)002, (99)003, (99)004, (99)005, (99)006, (99)007, (99)100, (99)101, (99)102, (99)103, (99)104, (99)105, (99)106, (99)107. CTH-PUR-XX-XX-SH-A-41002, CTH-PUR-MP-00-SP-A-00005, CTH-PUR-XX-XX-RP-A-00012.</p> <p>Documents:</p> <p>Operational Waste Management Strategy (Lendlease) 18 April 2019, Air Quality Assessment (Lendlease) 18 April 2019, Basement Impact Assessment (Lendlease) 9 July 2019, Construction Logistics Plan (Lendlease) 18 April 2019, Construction Management Plan (Lendlease) 18 April 2019, Planning Statement (Lendlease) 18 April 2019, Design and Access Statement (Lendlease) 18 April 2019, Energy</p>
2.25	“the Employment and Training Contribution”	the sum of £134,483 (one hundred and thirty four thousand four hundred and eighty three pounds) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council to support the recruitment and training of apprentices
2.26	“the Employment and Training Plan”	a plan setting out a package of measures to be adopted by the Owner in order to maximise employment opportunities within the Development and for it to satisfy the obligations contained in paragraphs 1, 2 and 3 of Schedule 5 of this Agreement.
2.27	“End Use Apprenticeships”	a number of apprenticeships made available by the Owner each year in the completed Development within a range of roles to include (amongst others) hospitality, business administration, finance, customer service and IT and at all times the Owner to advance in good faith:

		<ul style="list-style-type: none"> (a) the potential of a Shared Apprenticeship Scheme being agreed with the Council; (b) providing opportunities for Camden residents with Special Educational Needs and Disabilities (SEND) in cooperation with the Council; and (c) the promotion of the Camden STEAM (Science Technology Engineering Arts Maths) Commission objectives amongst end users and occupiers in the Development.
2.28	"the Energy Efficiency and Renewable Energy Plan"	<p>a strategy setting out a package of measures to be adopted by the Owner in the management of the Development with a view to reducing carbon energy emissions through (but not be limited to) the following:-</p> <ul style="list-style-type: none"> a) the incorporation of the measures set out in the submission document entitled Energy Statement and dated 18 April 2019 by Arup to target a 58.8% reduction in CO2 emissions beyond the Part L 2013 baseline; b) further details (including detailed drawings, any necessary surveys and system specifications) of how the Owner will reduce the Development's carbon emissions from renewable energy technologies located on the Property ensuring the Owner will target a reduction of 20.8% and achieve at least in carbon emissions in relation to the Property using a combination of complementary low and zero carbon technologies; c) separate metering of all low and zero carbon technologies to enable the monitoring of energy and carbon emissions and savings; d) a building management system being an electronic system to monitor the Development's heating cooling and the hours of use of plant;

		<p>e) include a pre-Implementation design-stage review by an appropriately qualified and recognised independent professional including NCM (National Calculation Method) calculations certifying that the measures incorporated in the Energy Efficiency and Renewable Energy Plan are achievable in each phase of the Development and satisfy the aims and objectives of the Council's strategic policies on the reduction of carbon emissions contained within its Development Plan;</p> <p>f) measures to secure a post construction review of the Development by an appropriately qualified and recognised independent professional (including but not limited to photographs, installation contracts NCM calculations certifying that the measures incorporated in the Energy Efficiency and Renewable Energy Plan have been achieved in each phase of the Development and will be maintainable in the Development's future management and occupation; and,</p> <p>g) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.</p>
2.29	"Events Space"	the floorspace within class D2 Use Classes Order 1987 (as amended) forming part of the Development to be used as an event, catering and entertainment venue located at the Property as shown coloured lilac on Plans 2-6.
2.30	"the Events Space Delivery and Servicing Plan"	a plan setting out a package of measures to be adopted by the Owner and approved by the Council from time to time for the management of the deliveries and servicing of the Development

		<p>securing the minimisation of service vehicles with car conflicts and pedestrian movements and damage to amenity from such servicing and deliveries which shall include inter alia the following:</p> <ul style="list-style-type: none"> (a) a requirement for all delivery and servicing vehicles to load/ unload from the loading bay on Bidborough Street only; (b) details of the person(s) at the Events Space responsible for directing and receiving deliveries to the Property; (c) measures to avoid a number of delivery vehicles arriving at the same time; (d) likely frequency and duration of servicing movements and measures to be taken to avoid any conflicts; (e) likely nature of goods to be delivered; (f) the likely size of the delivery and servicing vehicles required for the Events Space; (g) measures taken to ensure pedestrian management and public safety during servicing including a statement setting out how highway safety will be maintained during servicing movements; (h) measures taken to address servicing movements on and around the Property with a view inter alia to combining and/or reducing servicing and minimise the demand for the same;
--	--	---

		<ul style="list-style-type: none"> (i) provision of swept path drawings to ascertain manoeuvring when entering and exiting the Property in accordance with the drawings submitted and agreed with the Council; (j) details of arrangements for refuse storage and servicing from the Events Space; and, (k) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.
2.31	“Events Space Management Plan”	<p>a plan setting out a package of measures to be adopted by the Owner of the Events Space in the management of the Events Space (to be reviewed and amended from time to time by the Owner for approval by the Council) to include (but not be limited to) the following:</p> <ul style="list-style-type: none"> i. details of the management team responsible for the day to day running of the Events Space and to ensure that the Events Space has appropriate management policies and procedures in place to minimise noise impacts, antisocial behaviour nuisance and disruption to the local community and neighbours; ii. details of the procedures to be adopted by the Owner for managing the access and egress arrangements of customers from the Events Space and dispersal arrangements to and from the Events Space and to include details

		<p>of liaison with neighbouring Standard Hotel with the aim to ensure quiet egress from the Events Space;</p> <p>iii. to prepare a code of conduct to be made available to all setting out the standards by which occupiers and visitors of the Events Space are expected to conduct themselves both in the Property and in its immediate vicinity in order to minimise the impact and disruption to local residents and the local community including signage information to promote customer and staff awareness;</p> <p>iv. to establish a formal complaints procedure for the Owner with all complaints to be formally logged and the Owner to respond to complaints within a set timeframe including contacting the complainant to explain what actions have been taken to resolve the matter and the processes outlining if an issue cannot be dealt with internally by the Owner and / or is of a criminal nature then the Metropolitan Police to be contacted immediately;</p> <p>v. Information about community safety measures installed in the Events Space to manage and control and deal with nuisance or anti-social behaviour taking place at the Events Space and to include details about the hiring and employment of appropriately licensed and trained door security staff and bar staff at the Property and the CCTV monitoring system to be used within and immediately outside the Property;</p>
--	--	---

		<ul style="list-style-type: none"> vi. Details of the emergency response plan to be incorporated in operational procedures of the Events Space and the appropriate training to be offered to members of staff; vii. to identify means of ensuring the provision of information to the Council and provision of a mechanism for review and update as may be reasonably required from time to time for approval by the Council.
2.32	“the Events Space Travel Plan Monitoring Contribution”	the sum of £9,168 (nine thousand one hundred and sixty eight pounds) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in for the review and approval of the Owner’s Travel Plan in relation to the Events Space over a six year period from the date of first Occupation of the Events Space
2.33	“the Highways Contribution”	<p>the sum of £88,342.25 (eighty eight thousand three hundred and forty two pounds and twenty five pence) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in event of receipt for the carrying out works to the public highway and associated measures in the vicinity of the Property such works to include the following (“the Highways Works”):-</p> <ul style="list-style-type: none"> i. repairing any construction damage to the Public Highway including any pavement, road and footway surfaces affected by the Construction Phase of the Development;

		<ul style="list-style-type: none"> ii. removal of parking and motorbike bays on Bidborough Street; iii. installation of new loading bay on Bidborough Street for delivery and servicing to the Development; iv. public realm improvements in the vicinity of the Property; and v. any other works the Council acting reasonably requires as a direct result of the Development; <p>all works will be subject to final measure and any level adjustment required and for the avoidance of doubt the Council in accepting this sum does not undertake any responsibility in connection with any required statutory undertakers works and <u>excludes any statutory undertakers costs</u></p>
2.34	"the Implementation Date"	the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act save that for the purposes of this Agreement the following shall be deemed not to be material operations: site or soil investigations ground investigations site survey works asbestos removal soft strip out and the erection of temporary hoardings and fences and references to "Implementation" and "Implement" shall be construed accordingly
2.35	"King's Cross Construction Centre"	the Council's flagship skills construction training centre providing advice and information on finding work in the construction industry

2.36	"Listed Building Consent"	an application for listed building consent in respect of the Development of the Property submitted to the Council and validated on 26 April 2019 under reference number 2019/2257/L substantially in the draft form annexed hereto
2.37	"Local Procurement Code"	the code annexed to Schedule 9 hereto
2.38	"Neighbouring Properties"	neighbouring properties to the Development to include Standard Hotel and the residential properties on Bidborough Street
2.39	"Occupation Date"	the date when any part of the Development is occupied for the purposes of the permission and the phrases "Occupy", "Occupying" and "Occupation" shall be construed accordingly
2.40	"Office Workspace"	the employment workspaces (inclusive of the Affordable SME Workspace) within class B1 of the Use Classes Order 1987 (as amended) forming part of the Development (comprising 5,495sqm of floorspace when including the relevant proportion of the Development's communal areas and plant) located on the basement, second and third floors of the Property as shown shaded blue on Plans 2-6
2.41	"the Office Workspace Delivery and Servicing Plan"	a plan setting out a package of measures to be adopted by the Owner and approved by the Council from time to time for the management of the deliveries and servicing of the Development securing the minimisation of service vehicles with car conflicts and pedestrian movements and damage to amenity from such servicing and deliveries which shall include inter alia the following:-

		<ul style="list-style-type: none"> (a) a requirement for all delivery and servicing vehicles to load/ unload from the loading bay located on Bidborough Street only; (b) details of the management personnel from the Office Workspace responsible for directing and receiving deliveries to the Property; (c) measures to avoid a number of delivery vehicles arriving at the same time; (d) likely frequency and duration of servicing movements and measures to be taken to avoid any conflicts; (e) likely nature of goods to be delivered; (f) the likely size of the delivery and servicing the Office Workspace; (g) measures taken to ensure pedestrian management and public safety during servicing including a statement setting out how highway safety will be maintained during servicing movements; (h) measures taken to address servicing movements on and around the Property with a view inter alia to combining and/or reducing servicing and minimise the demand for the same; (i) provision of swept path drawings to ascertain manoeuvring when entering and
--	--	---

		<p>exiting the Property in accordance with the drawings submitted and agreed with the Council;</p> <p>(j) details of arrangements for refuse storage and servicing from the Office Workspace; and,</p> <p>(k) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.</p>
2.42	"the Office Workspace Travel Plan Monitoring Contribution"	the sum of £9,168 (nine thousand one hundred and sixty eight pounds) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in the event of receipt for the review and approve the Owner's Travel Plan in respect of the Office Workspace over a six year period from the date of first Occupation of the Office Workspace.
2.43	"the Parties"	mean the Council the Owner [and the Mortgagee]
2.44	"the Planning Application"	a planning application in respect of the Development of the Property submitted to the Council and validated on 26 April 2019 for which a resolution to grant permission has been passed conditionally under reference number 2019/2238/P subject to conclusion of this Agreement.
2.45	"Planning Obligations Monitoring Officer"	a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof.
2.46	"Plan 1"	a plan showing the Property annexed hereto at the Schedule 2 and labelled Plan 1.
2.47	"Plans 2 - 6"	the basement ground first second and third floor plans showing the Office Workspace and the

		Events Space annexed hereto at Schedule 2 and labelled Plans 2 – 6 respectively.
2.48	"Plan 7"	a plan showing the Stopping Up Area.
2.49	"the Planning Permission"	a planning permission granted for the Development pursuant to the Planning Application substantially in the draft form annexed hereto.
2.50	"the Property"	the land known as Camden Town Hall Judd Street London WC1H 9JE the same as shown outline in red on Plan 1 annexed hereto at the Schedule 2.
2.51	"the Public Highway"	any carriageway footway and/or verge adjoining to the Property primarily on Euston Road, Judd Street and Bidborough Street that is maintainable at public expense.
2.52	"SME"	small medium enterprises and / or micro-businesses (as defined by the Office of National Statistics).
2.53	"Stopping Up Application"	means an application made by the Owner to the Council to authorise the stopping up of the Stopping Up Area pursuant to section 247 or section 253 of the Highways Act 1980.
2.54	"Stopping Up Area"	means part of the carriageway and footway at Bidborough Street as shown for indicative purposes (to be agreed by the Council in writing prior to submission of the Stopping Up Application) coloured orange on Plan 7 annexed at the Schedule 2 to this Agreement.
2.55	"Stopping Up Contribution"	means the sum of £24,639 to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the council in connection with the Stopping Up Measures.
2.56	"Stopping Up Measures"	means all procedures (including statutory and internal Council procedures and consultation) required to facilitate the stopping up of the Stopping Up Area pursuant to section 247 of the Highways Act 1980 in order to enable to the Development to be carried out in accordance with

		the Planning Permission whether or not such procedures result in the obtaining of the Stopping Up Order and for the avoidance of doubt the carriageway and footway along Bidborough Street not subject to Stopping Up Measures will remain as Public Highway.
2.57	“Stopping Up Order”	means a statutory order authorising the stopping up of the Stopping Up Area.
2.58	“the Sustainability Plan”	<p>a plan including a post construction review securing the incorporation of sustainability measures in the Development’s fabric and in its subsequent management and occupation which shall:-</p> <p>(a) achieve the targets set out in the submission document entitled Sustainability Statement dated 18th April 2019 by Arup;</p> <p>(b) include a design stage Building Research Establishment Environmental Assessment Method (BREEAM) review report completed by a licensed BREEAM assessor in respect of the Property with a target of achieving an Excellent rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories;</p> <p>(a) include a pre-Implementation review by an appropriately qualified recognised and independent professional in respect of the Property certifying that the measures incorporated in the Sustainability Plan are achievable in the Development and satisfy the aims and objectives of the Council’s strategic policies on sustainability contained within its Development Plan;</p>

		<p>(b) details of maintenance and management relative to sustainability measures included in the Sustainability Plan;</p> <p>(c) measures to secure a post construction review of the Development by an appropriately qualified recognised and independent professional in respect of the Property (including a written report, photographs and installation contracts) certifying that the measures incorporated in the Sustainability Plan have been achieved in the Development and will be maintainable in the Development's future management and occupation; and,</p> <p>(d) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.</p>
2.59	"the Travel Plans"	<p>the two plans to be respectively prepared in relation to the Events Space and the Office Workspace within the Property and each plan to setg out a package of measures to be adopted by the Owner in the management of each respective space with a view to inter alia reducing trips in motor vehicles to and from each respective space and promoting the use of environmentally friendly transport incorporating (but not limited to) the following:-</p> <p>(a) the elements set out in the Schedule 10 hereto;</p> <p>(b) provision for an initial substantial review of the plan within six months of the</p>

		<p>Occupation Date (for each respective space in the Property) including provision of a TRICS after survey ensuring the plan is updated upon receipt of results of the review and further approved in writing by the Council;</p> <p>(c) a mechanism for monitoring and reviewing of the plan on the first anniversary of the Occupation Date for each respective space in the Property;</p> <p>(d) measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date (for each respective space in the Property) using the initial survey referred to in (b) for baseline monitoring, ensuring the plan is updated where required upon receipt of results of the review and further approved in writing by the Council;</p> <p>(e) provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date (for each respective space in the Property) and a mechanism in place to advise the Council of direct contact details and any subsequent changes in the post;</p> <p>(f) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.</p>
2.60	"the Travel Plan Co-ordinator"	an appropriately qualified and/or experienced person appointed by the Owner to deliver the

		<p>objectives of the Travel Plans and be responsible for the coordination, implementation, reporting and review of each Travel Plan to each respective space (whether it be the Events Space or the Office Workspace) with a view to securing an ongoing process of continuous improvement.</p>
--	--	---

NOW THIS DEED WITNESSETH as follows:-

3. Construction of this Deed

- 3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and is also made in pursuance of Section 16 of the Greater London Council (General Powers) Act 1974 Section 111 of the Local Government Act 1972, Section 1(1) of the Localism Act 2011 and Sections 247, 253 and 278 of the Highways Act 1980 and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.
- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction of interpretation.
- 3.5 It is hereby agreed between the Parties that save for the provisions of Schedules 3, 4, 5, 6 and 7 hereof all of which shall come into effect on the date hereof the

covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.

- 3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.
- 3.7 The Parties save where the context states otherwise shall include their successors in title.
- 3.8 The Parties acknowledge that the Development shall be treated as being permanently designated as "car free" housing in accordance with Clause 2.1 and 2.2 of Schedule 7 for all relevant purposes.
- 3.9 Where any approval, agreement, consent, certificate or expression of satisfaction is to be given by the Council under this Agreement, such approval, agreement, consent, certificate or expression of satisfaction shall not be unreasonably withheld or delayed.
- 3.10 The Owner hereby covenants with the Council to perform those obligations set out in Schedules 3, 4, 5, 6 and 7 of this Agreement to the extent that those obligations relate to the Owner's interest it holds in the Property at the relevant time.

4. **OBLIGATIONS OF THE OWNER**

- 4.1 The Owner will observe and perform the covenants and undertakings contained in Schedules 3, 4, 5, 6 and 7 as planning obligations for the purposes of the 1990 Act and as covenants under Section 16 of the Greater London Council (General Powers) Act 1974 and Section 111 of the Local Government Act 1972; Section 1(1) of the Localism Act 2011 and Sections 247, 253 and 278 of the Highways Act 1980 and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner

5. **NOTICE TO THE COUNCIL/OTHER MATTERS**

- 5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Planning Permission has taken or is about to take place.
- 5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting the Planning Permission reference 2019/2238/P the date upon which the Development is ready for Occupation.
- 5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.
- 5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.
- 5.5 If satisfied as to the compliance of the Owner in respect of any obligation in this Agreement the Council shall (if requested to do so in writing and subject to payment of a fee of £1,000 in respect of each such obligation) provide through its Head of Legal Services a formal written certification of compliance, partial compliance or ongoing compliance (as and if appropriate) with the provisions of any such obligation.
- 5.6 Submission of any plan for approval by the Council under the terms of this Agreement shall be made by the Owner to the Council sending the full document

and any appendices in electronic format (where practicable) to the Planning Obligations Monitoring Officer referring to the names dates and Parties to this Agreement and citing the specific clause of this Agreement to which such plan relates quoting the Planning Permission reference 2019/2238/P.

5.7 Payment of the contributions pursuant to Schedules 3, 4, 5, 6 and 7 of this Agreement shall be made by the Owner to the Council sending the full amount via electronic transfer (where practicable). The Owner shall notify the Planning Obligations Monitoring Officer that payment has been made referring to names date and Parties to this Agreement and citing the specific clause of this Agreement to which such contribution relates quoting the planning reference 2019/2238/P. Electronic Transfer be made directly to the National Westminster Bank of Hampstead Village, Enfield Customer Service Centre, PO Box 145 Baird Road Middlesex EN1 1FN quoting Sort Code 50-30-03 and London Borough of Camden General Account no. 24299480.

5.7 All consideration given in accordance with the terms of this Agreement shall be exclusive of any value added tax properly payable in respect thereof and all parties other than the Council shall pay and indemnify the Council against any such value added tax properly payable on any sums paid to the Council under this Agreement upon presentation of an appropriate value added tax invoice addressed to the Owner.

5.8 Any sums referred to in this Agreement as payable or to be applied by any party other than the Council under this Agreement shall be paid or applied TOGETHER WITH if such payment or application is made more than three months from the date of this Agreement a further sum ("A") being equal to the original sum payable ("B") multiplied by a figure being a fraction of which the All Items of Retail Prices ("the AIIRP") figure last published by the Central Statistical Office at the date hereof is the denominator ("X") and the last AIIRP figure published before the date such payment or application is made ("Y") less the last published AIIRP figure at the date hereof ("X") is the numerator so that

$$A = B \times \frac{(Y-X)}{X}$$

5.9 All costs and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the Base Rate of the National Westminster Bank plc from time to time being charged from the date such payment is due until payment is made.

6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-

6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Placeshaping Service, Urban Design and Development Team, 2nd Floor, 5 Pancras Square, London, N1C 4AJ and sent to planning obligations on PlanningObligations@camden.gov.uk quoting the planning reference number 2019/2238/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.

6.2 This Agreement shall be registered as a Local Land Charge.

6.3 The Owner agrees to pay the Council its monitoring fees and proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.

6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith on written demand with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.

6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as

Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.

- 6.6 Neither the Owner [the Mortgagee] nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of development this Agreement shall forthwith determine and cease to have effect.

7. **MORTGAGEE EXEMPTION**

- 7.1 The Mortgagee hereby consents to the completion of this Agreement and agrees to be bound by it and to the same being registered at the Land Registry as provided in Clause 6.4 hereof and for the avoidance of doubt agrees to be bound by the said obligations only in the event that it becomes a mortgagee in possession of the Property.
- 7.2 The Parties agree that the obligations contained in this Agreement shall not be enforceable against any mortgagee or chargee of the whole or any part of the Property unless it takes possession of the Property in which case it will be bound by the obligations as a person deriving title from the Owner.

8. **JOINT AND SEVERAL LIABILITY**

- 8.1 All Covenants made by the Owner in this Agreement are made jointly and severally and shall be enforceable as such.

9. **RIGHTS OF THIRD PARTIES**

9.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

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

OR

IN WITNESS whereof the Council and the Owner have caused their respective common seals to be hereunto affixed [and the Mortgagee has executed this instrument as a Deed] the day and year first before written

THE COMMON SEAL OF/)
EXECUTED AS A DEED BY)
LIMITED)
was hereunto affixed)
in the presence of:-/)
acting by a Director and its Secretary)
or by two Directors)

.....
Director

.....
Director/Secretary

EXECUTED AS A DEED BY)
in the presence of:)

.....
Witness Signature

Witness Name

Address

Occupation

EXECUTED as a Deed)
By Mortgagee)
by)
in the presence of:-)

.....

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

.....

Authorised Signatory

SCHEDULE 1

The draft Planning Permission and draft Listed Building Consent

SCHEDULE 2

The Plans

Plans 1-7

SCHEDULE 3

Construction

The Owner hereby covenants with the Council as follows:-

1. CONSTRUCTION MANAGEMENT PLAN

- 1.1 On or prior to the Implementation Date to:
- (c) submit to the Council for approval a draft Construction Management Plan; and
 - (d) pay to the Council the Construction Management Plan Implementation Support Contribution in full.
- 1.2 Not to Implement nor allow Implementation of until such time as the Council has:
- (i) approved the Construction Management Plan as demonstrated by written notice to that effect; and
 - (ii) received the Construction Management Plan Implementation Support Contribution in full.
- 1.3 The Owner acknowledges and agrees that the Council will not approve the Construction Management Plan unless it demonstrates to the Council's reasonable satisfaction that the Construction Phase can be carried out safely and with minimal possible impact on and disturbance to the surrounding environment and highway network.
- 1.4 To ensure that throughout the Construction Phase the Development shall not be carried out otherwise than in strict accordance with the requirements of the Construction Management Plan not to permit the carrying out of any works comprised in demolition or building out the Development at any time when the requirements of the Construction Management Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required to remedy such non-compliance.

2 DETAILED BASEMENT CONSTRUCTION PLAN

- 2.1 On or prior to the Implementation Date of any basement works to provide the Council for approval the Detailed Basement Construction Plan.
- 2.2 Not to Implement nor allow Implementation of any basement works until such time as the Council has approved the Detailed Basement Construction Plan as demonstrated by written notice to that effect.
- 2.3 The Owner acknowledges and agrees that the Council will not approve the Detailed Basement Construction Plan unless it demonstrates by way of certification by the suitably qualified engineers from recognised relevant professional body to the Council's reasonable satisfaction that the Development can be constructed safely in light of the ground and water conditions and will not cause any structural problems with neighbouring properties nor the Development itself.
- 2.4 To ensure that throughout the Construction Phase the construction of the basement shall not be carried out otherwise than in strict accordance with the requirements of the Detailed Basement Construction Plan and not to permit the carrying out of any works comprised in construction of the basement at any time when the requirements of the Detailed Basement Construction Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall upon notice from the Council forthwith take any steps required to remedy such non-compliance.
- 2.5 Not to Occupy or permit Occupation of the Development until a satisfactory post-completion review has been submitted to and approved by the Council in writing by way of certification by a suitably qualified engineer from a recognised relevant professional body confirming that the measures incorporated in the Detailed Basement Construction Plan as approved by the Council have been incorporated into the Development.
- 2.6 Following the Occupation Date the Owner shall not Occupy or permit Occupation of any part of the Development at any time when the Development is not being managed in accordance with any ongoing requirements of the Detailed Basement Construction Plan (if any) as approved by the Council (subject to any

amendments that are subsequently agreed in writing by the Council and the Owner) and in the event of any breach shall forthwith take any steps required to remedy such non-compliance.

SCHEDULE 4

OPERATION

The Owner hereby covenants with the Council as follows:-

1. EVENTS SPACE

- 1.1 At least three months prior to the first operation at the Event Space to submit to the Council for approval the Events Space Management Plan and the Community Provision Plan for the Development.
- 1.2 Not to operate or permit the operation of the Event Space until such time as the Council has approved the Events Space Management Plan and the Community Provision Plan for the Development as demonstrated by written notice to that effect.
- 1.3 After the date of first operation at the Event Space the Owner shall not Occupy or permit Occupation of the Event Space at any time when the Event Space is not being managed in strict accordance with the Events Space Management Plan and the Community Provision Plan for the Development as approved by the Council from time to time and shall not Occupy or permit Occupation of the Event Space otherwise than in strict accordance with the requirements of the Events Space Management Plan and the Community Provision Plan.

2 AFFORDABLE SME WORKSPACE

- 2.1 On or prior to the Implementation Date of the Development to submit to the Council for approval the Affordable SME Workspace Marketing Strategy for the Development.
- 2.2 Following the approval of the Affordable SME Workspace Marketing Plan the Owner shall market the Affordable SME Workspace in accordance with the Affordable SME Workspace Marketing Plan.
- 2.3 Not to Occupy or permit Occupation of the Development until such time as the Council has approved the Affordable SME Workspace Marketing Strategy for the Development as demonstrated by written notice to that effect.

- 2.4 Three months prior to the Occupation Date of the Office Workspace to submit to the Council for approval the Affordable SME Workspace Plan.
- 2.5 Not to Occupy or permit Occupation of the Development until such time as the Council has approved the Affordable SME Workspace Plan as demonstrated by written notice to that effect.
- 2.6 After the Occupation Date the Owner shall not Occupy or permit Occupation of the Office Workspace at any time when the Development is not being managed in strict accordance with the Affordable SME Workspace Marketing Strategy and the Affordable SME Workspace Plan for the Development as approved by the Council from time to time and shall not Occupy or permit Occupation of the Office Workspace otherwise than in strict accordance with the requirements of the Affordable SME Workspace Marketing Strategy and the Affordable SME Workspace Plan.
- 2.7 For the avoidance of any doubt the Owner shall ensure that the retention of the Affordable SME Workspace in the Development will be made available for let at an Affordable Rent in perpetuity.
- 2.8 The Owner shall submit information to the Council on an annual basis (or at such other time as reasonably requested by the Council or as agreed by the Parties in writing) specifying the floor area and extent of floorspace (shown on an appropriate plan) on each floor along with details of the rental levels paid and the individual tenants Occupying the Affordable SME Workspace during the preceding 12 month period.

SCHEDULE 5

Employment and Training

The Owner hereby covenants with the Council as follows:-

1. EMPLOYMENT AND TRAINING PLAN

- 1.1 On or prior to the Implementation Date to:
- i. submit to the Council for approval Employment and Training Plan; and
 - ii. pay to the Council the Employment and Training Contribution in full.
- 1.2 Not to Implement nor allow Implementation of until such time as the Council has:
- i. approved the Employment and Training Plan as demonstrated by written notice to that effect; and
 - ii. received the Employment and Training Contribution in full.
- 1.3 To ensure that throughout the Construction Phase the Development shall not be carried out otherwise than in strict accordance with the requirements of the Employment and Training Plan as may be approved by the Council from time to time and not to permit the carrying out of any works comprised in demolition or building out the Development at any time when the requirements of the Employment and Training Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required to remedy such non-compliance.
- 1.4 Following the Occupation Date the Owner shall not Occupy or permit Occupation of any part of the Development at any time when the Development is not being managed in strict accordance with the Employment and Training Plan as approved by the Council from time to time and shall not Occupy or permit Occupation of the Development otherwise than in strict accordance with the requirements of the Employment and Training Plan.

2. LOCAL EMPLOYMENT

During Construction Phase

- 2.1 The Owner shall work in partnership with (i) the King's Cross Construction Centre; and (ii) take the following specific measures during the Construction Phase to ensure:-
- a) Construction Industry Training Board benchmarks for local employment are met or exceeded when recruiting construction-related jobs;
 - b) all contractors and sub-contractors provide information about all vacancies arising as a result of the Construction Phase of the Development to the King's Cross Construction Centre;
 - c) the King's Cross Construction Centre is notified of all vacancies, arising from the building contract for the Development for employees, self-employees, contractors and sub-contractors;
 - d) advertising of all construction vacancies exclusively through Kings Cross Construction Centre for a period of no less than one week before promoting more widely;
 - e) that the King's Cross Construction Centre is supplied with a full labour programme for the lifetime of the Development (with six-monthly updates) demonstrating (i) what skills and employment are needed through the life of the programme, and (ii) measures to ensure that these needs are met as far as possible through the provision of local labour from residents of the London Borough of Camden; and
 - f) the Council is provided with a detailed six-monthly labour return for monitoring the employment and self-employment profile of all workers referred by the Kings Cross Construction Centre and employed during the Construction Phase.
- 2.2 The Owner shall ensure that at all times during the Construction Phase no less than one (1) apprentice per £3 million of build costs (to be based on the total

contractual cost figure (of construction and fit-out) for the Development) shall be employed at the Development always ensuring each apprentice shall be

- (i) recruited through the Kings Cross Construction Centre;
- (ii) employed for a period of not less than 52 weeks; paid at a rate not less than the national minimum wage rate for 21-24 year olds. All apprentice candidates aged 25 and above will be paid the national minimum wage as set out at <https://www.gov.uk/national-minimum-wage-rates>; and
- (iii) the Construction Apprentice Support Contribution (based on the each individual apprentice placement) has been paid in full.

2.3 The Owner shall ensure that during the Construction Phase no less than eleven (11) work placements and/or work experience opportunities of not less than two weeks each are provided at the Development.

2.4 Notwithstanding the provisions in paragraphs 2.2 and 2.3 (above) of this Schedule, during the Construction Phase the Owner shall provide training opportunities on site for employees resident within the London Borough of Camden and to provide a six-monthly statement setting out the details of candidates employed to Kings Cross Construction.

2.5 On or prior to the Implementation Date to pay the Council the Apprentice Support Contribution in full

2.6 Not to Implement or permit Implementation until such time as the Apprentice Support Contribution has been paid to the Council in full.

2.7 If the Owner is unable to provide the apprentices in accordance with Clause 2.2 of this Schedule for reasons demonstrated to the satisfaction of the Council it shall:

- a) forthwith pay the Council the Construction Apprentice Default Contribution in respect of each individual apprentice placement not provided; and

- b) shall not Occupy or permit Occupation until such time as the Construction Apprentice Support Contribution (based on the each individual apprentice placement) has been paid in full.

Post Completion of the Development

- 2.8 Prior to Occupation of the Development the Owner shall broker a meeting between the end user(s) of the Office Workspace and the managers of the Events Space and the Council's Economic Development Local Procurement Team (or any successor department) to discuss employment and skills objectives and agree the specific steps that will be taken to give effect to the Employment and Training Plan.
- 2.9 Following the Occupation Date of the Development the Owner shall, provide a rolling programme of End Use Apprenticeships with the aim to ensure that at all times it will have in its employ no less than four (4) End Use Apprenticeships each year for the lifetime of the Development (with two being placed in the Office Workspace and two in the Events Space) and always ensuring each apprentice shall be:-
 - (a) recruited in liaison with the Council's Economic Development Team;
 - (b) be resident in the London Borough of Camden;
 - (c) be paid at a rate not less than the London Living Wage;
 - (d) be employed on a fulltime basis for at least 52 weeks;
 - (e) be provided with appropriate on the job training or day release to enable the apprentice to train for and achieve a Level 2 or Level 3 Apprenticeship Framework qualification; and
 - (f) be supervised by a member of staff within the completed Development
- 2.10 Following the Occupation Date of the Development the Owner shall ensure no less than 6 (six) work placements and/or work experience opportunities of no less than 2 weeks long are provided at the Development (with three being placed in the Office Workspace and three in the Events Space) to residents of the London Borough of Camden each year during the lifetime of the Development.

3. LOCAL PROCUREMENT

- 3.1 Prior to Implementation to agree a programme during the construction of the Development to provide opportunities for local businesses to bid/tender for the provision of goods and service to the Development in accordance with the Council's Local Procurement Code.
- 3.2 On or prior to Implementation to meet with the Council's Economic Development Local Procurement Team (or any successor department) at least one month before Implementation to agree the specific steps that will be taken to give effect to the Local Procurement Code.
- 3.3 To ensure delivery of a minimum of one supplier capacity building workshops/ "Meet the Buyer" events to support SME's within the London Borough of Camden to tender for construction contracts in relation to the Development to include organising, supporting and promoting the event as well as provision of venue and refreshments for the events;
- 3.4 To ensure that throughout the construction of the Development it shall not be carried out otherwise than in accordance with the requirements of the Local Procurement Code and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required to remedy such non-compliance.
- 3.5 To provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

SCHEDULE 6

Energy and Sustainability

The Owner hereby covenants with the Council as follows:-

1. ENERGY EFFICIENCY AND RENEWABLE ENERGY PLAN

- 1.1 On or prior to the Implementation Date of the Development to submit to the Council for approval the Energy Efficiency and Renewable Energy Plan relating to the Development.
- 1.2 Not to Implement nor permit Implementation of the Development until such time as the Council has approved the Energy Efficiency and Renewable Energy Plan for the Development as demonstrated by written notice to that effect.
- 1.3 Not to Occupy or permit Occupation of the Development until a satisfactory post-completion review has been submitted to and approved by the Council in writing confirming that the measures incorporated in the Energy Efficiency and Renewable Energy Plan as approved by the Council have been incorporated into the Development.
- 1.4 Following the Occupation Date the Owner shall not Occupy or permit Occupation of the Development at any time when the Development is not being managed in strict accordance with the Energy Efficiency and Renewable Energy Plan as approved by the Council from time to time and shall not Occupy or permit Occupation of the Development otherwise than in strict accordance with the requirements of the Energy Efficiency and Renewable Energy Plan.

2 SUSTAINABILITY PLAN

- 2.1 On or prior to the Implementation Date of the Development to submit to the Council for approval the Sustainability Plan.
- 2.2 Not to Implement nor permit Implementation the Development until such time as the Council has approved the Sustainability Plan for the Development as demonstrated by written notice to that effect.

- 2.3 Not to Occupy or permit Occupation of the Development until a satisfactory post-completion review has been submitted to and approved by the Council in writing confirming that the measures incorporated in Sustainability Plan as approved by the Council have been incorporated into the Development.
- 2.4 Following the Occupation Date the Owner shall not Occupy or permit Occupation of the Development at any time when the Development is not being managed in strict accordance with the Sustainability Plan as approved by the Council from time to time and shall not Occupy or permit Occupation of the Development otherwise than in accordance with the requirements of the Sustainability Plan.

SCHEDULE 7

Transport and Highways

The Owner hereby covenants with the Council as follows:-

1. BASEMENT APPROVAL IN PRINCIPLE

1.1 Unless otherwise agreed by the Council in writing, on or prior to the Implementation Date to:-

- (a) submit the Basement Approval in Principle Application; and
- (b) pay to the Council the Basement Approval in Principle Contribution

1.2 Unless otherwise agreed by the Council in writing, not to Implement or permit Implementation of any part of the Development until such time as:

- (a) the Council has approved the Basement Approval in Principle Application as demonstrated by written notice to that effect; and
- (b) the Council has received the Basement Approval in Principle Application Contribution in full.

2. CAR FREE

2.1 To ensure that prior to Occupying the Event Space and Office Workspace each new occupant of the Events Space and Office Workspace is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to:

- (i) be granted a Business Parking Permit to park a vehicle in a Business Parking Bay; and
- (ii) buy a contract to park within any car park owned, controlled or licensed by the Council.

2.2 Not to Occupy or use (or permit the Occupation or use of) any part of the Event Space and Office Workspace at any time during which the occupier of the relevant unit holds a Business Parking Permit to park a vehicle in a Business Parking Bay or is permitted to park a vehicle in any car park owned, controlled or

licensed by the Council unless the occupier is the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970).

2.3 The Owner for itself and its successors in title to the Property hereby acknowledges that the provision in clauses 2.1 and 2.2 of this schedule shall continue to have effect in perpetuity.

2.4 On or prior to the Occupation Date of the Development the Owner shall inform the Council's Planning Obligations Monitoring Officer of the official unit numbers of the units forming part of the Development (as issued and agreed by the Council's Street Name and Numbering Department), identifying those units that in the Owner's opinion are affected by the Owner's obligation in clauses 2.1 and 2.2 of this schedule.

3. **HIGHWAYS WORKS**

3.1 On or prior to the Implementation Date to pay to the Council the Highways Contribution in full; and

3.2 Not to Implement or to allow Implementation until such time as the Council has received the Highways Contribution in full; and

3.3 For the avoidance of doubt the Owner acknowledges that the Council has the right reserved to it to construct the Public Highway to levels it considers appropriate and does not undertake any responsibility in connection with any required statutory undertakers works and that the Highways Contribution excludes any statutory undertakers costs.

3.4 Subject to the receipt of the Highways Contribution the Council shall consult with the Owner on the proposals for and timings of the Highway Works with the aim for the Highway Works to be completed in accordance with an agreed timeframe and on completion of the Highway Works the Council shall provide to the Owner a certificate specifying the sum ("the Certified Sum") reasonably and properly expended by the Council in carrying out the Highway Works together with a breakdown detailing how the Highways Contribution has been spent.

3.5 If the Certified Sum exceeds the Highway Contribution then the Owner shall within fourteen days of the issuing of the said certificate pay to the Council the amount of the excess.

3.6 If the Certified Sum is less than the Highway Contribution then the Council shall within fourteen days of the issuing of the said certificate pay to the Owner the amount of the unspent element of the Highway Contribution

4. **DELIVERY AND SERVICING PLANS**

4.1 Three months prior to the Occupation of the Development to submit to the Council for approval the Events Space Delivery and Servicing Plan and the Office Workspace Delivery and Servicing Plan for the Development.

4.2 Not to Occupy or permit Occupation of the Events Space and the Office Workspace (as relevant) until such time as the Council has approved the Events Space Delivery and Servicing Plan and the Office Workspace Delivery and Servicing Plan for the Development as demonstrated by written notice to that effect.

4.3 After the Occupation Date the Owner shall not Occupy or permit Occupation of the Events Space and the Office Workspace (as relevant) at any time when the Development is not being managed in strict accordance with the Events Space Delivery and Servicing Plan and the Office Workspace Delivery and Servicing Plan as approved by the Council from time to time and shall not Occupy or permit Occupation of the Events Space and Office Workspace otherwise than in strict accordance with the requirements of the Events Space Delivery and Servicing Plan and the Office Workspace Delivery and Servicing Plan.

5. **TRAVEL PLANS**

5.1 On or prior to the Implementation Date to pay to the Council the Events Space Travel Plan Monitoring Contribution and the Office Workspace Travel Plan Monitoring Contribution.

5.2 Not to Implement or permit Implementation of any part of the Development until such time as the Council has received and approved the Events Space Travel

Plan Monitoring Contribution and the Office Workspace Travel Plan Monitoring Contribution in full.

- 5.3 Three months prior to the Occupation Date of the Event Space to submit to the Council the Travel Plan for the Event Space for approval and not to Occupy or permit Occupation of the Event Space until such time as the Council has approved the Travel Plan for the Event Space as demonstrated by written notice to that effect.
- 5.4 Three months prior to the Occupation Date of the Office Workspace to submit to the Council the Travel Plan for the Office Workspace for approval and not to Occupy or permit Occupation of the Office Workspace until such time as the Council has approved the Travel Plan for the Office Workspace as demonstrated by written notice to that effect.
- 5.5 The Owner covenants with the Council that after the Occupation Date the Owner shall not Occupy or permit Occupation of the Event Space and the Office Workspace (as relevant) at any time when the Development is not being managed in strict accordance with the relevant Travel Plans as approved by the Council from time to time and shall not Occupy or permit Occupation of the Event Space and Office Workspace otherwise than in strict accordance with the requirements of the Travel Plans.

6. **STOPPING UP APPLICATION**

- 6.1 Twelve months prior to Occupation of the Events Space the Owner will:-
 - (i) pay to the Council the Stopping Up Contribution in full; and
 - (ii) submit to the Council the Stopping Up Application.
- 6.2 Not to Implement or to allow Implementation of any works to the steps fronting the Events Space until such time as the Stopping Order has been made.
- 6.3 To pay the Council's further reasonable costs incurred in connection with the Stopping Up Measures including where reasonably requested payments on account, subject to the Council providing such information as the Owner may reasonably request to verify the Council's incurrence of such further costs.

- 6.4 On completion of the Stopping Up Measures the Council will provide to the Owner a certificate specifying the sum expended by the Council in carrying out the Stopping Up Measures (“the Stopping Up Measures Certified Sum”).
- 6.5 If the Stopping Up Measures Certified Sum exceeds the Stopping Up Contribution and any other sums already paid on account by the Owner in respect of the Council’s reasonable costs in carrying out the Stopping Up Measures then the Owner shall within fourteen days of the issuing of the said certificate pay to the Council the amount of the excess, subject to the Council providing such information as the Owner may reasonably request to verify the Council's incurrence of such excess sums.
- 6.6 Not to restrict or to allow the restriction of public access to the Stopping Up Area unless and until the Stopping Up Order has been made and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required by the Council to remedy such non-compliance.

SCHEDULE 8

CONSTRUCTION MANAGEMENT PLAN

Pro Forma

The Council has produced a pro-forma Construction Management Plan that can be used to prepare and submit a Construction Management Plan to meet technical highway and environmental health requirements. This document should be prepared, submitted and receive approval from the Council well in advance of works starting.

The pro-forma Construction Management Plan can be found on the Council's website at:-

<https://beta.camden.gov.uk/web/guest/construction-management-plans>

Please use the Minimum Requirements (also available at the link above) as guidance for what is required in the CMP and then download the Construction Management Plan

It should be noted that any agreed Construction Management Plan does not prejudice further agreement that may be required for things such as road closures or hoarding licences

SCHEDULE 9

LOCAL PROCUREMENT CODE

1. INTRODUCTION

The use of local procurement agreements is a useful tool in helping the Council to improve economic prosperity and diversity in the local area which is a key aim of the Camden Community Strategy and the Local Development Framework (adopted July 2017). The sourcing of goods and services locally will also help to achieve a more sustainable pattern of land use and reduce the need to travel. The use of section 106 Agreements attached to the grant of planning permission will be used as a mechanism to secure appropriate levels of local procurement of goods and services.

A fuller explanation of the policy background and the justification for the use of local procurement agreements and when they will be required is contained within Section 71 and 72 of the Camden Employment Sites and Business Premises Planning Guidance (adopted March 2018) which can be viewed on the Council's web site. This document is in line with the objectives of other organizations such as the Greater London Authority.

The purpose of this code is to maximise the opportunities available to Local Businesses in Camden from larger property developments taking place in Camden both during and after the construction phase. The local procurement code describes how the Owner in partnership with Camden Labour Market & Economy Service will ensure that Local Businesses benefit directly from the opportunities arising from both the Construction Phase of the Development and the end use of the Property.

The requirements of the local procurement code apply to the Owner, main contractor and subcontractors appointed by them as well as tenants subsequently occupying the building. The code is designed to support Owner s and contractors in fulfilling their commitments to the planning agreements by clarifying what is required from the outset. Although the wording is emphatic, Camden Labour Market & Economy Service seeks to work in partnership with contractors to assist them in meeting specifications and in finding suitable local

companies. They will provide a regularly updated pre-screened directory of local companies in construction, fitting-out and furnishing trades in support of local procurement agreements.

2) MAIN REQUIREMENTS OF THE CODE

A) CONSTRUCTION.

We will request that the Owner meets with London Borough of Camden's Labour Market & Economy Service's Local Procurement Team ("the Local Procurement Team") at least 1 month in advance of Implementation to clarify how the local procurement code will work and the co-operation required from the Owner, main contractor and subcontractors.

The Council will seek to ensure that the Owner inserts the following requirements in the tender documentation issued to the main contractor:

2.1 Actions & Responsibilities of Main Contractor

1. The main contractor will provide the Local Procurement Team with information on the estimated timing of their procurement programme and a schedule of works packages to be let ("the Procurement Schedule") and to provide updates of the Procurement Schedule as and when it is updated or revised.
2. The main contractor will work with the Local Procurement Team to: include local companies on their tender lists wherever possible and to aim to achieve the procurement of construction contracts and goods and services from companies and organisations based in Camden towards a target of 10% of the total value of the construction contract.
3. The main contractor is required to provide regular monitoring information to the Local Procurement Team every six to eight weeks during the construction phase, via e-mail, phone, fax or liaison meeting providing details of:
 - all local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package or items concerned;
 - the outcome of all works packages tendered, where there is a local company on the tender list, stating whether the local company was unsuccessful, successful or declined to tender and the contract value in the case of a contract being awarded to a local company.

- All local wholesalers and building materials suppliers which are asked to provide prices and the value of any purchases of materials and other wholesaler supplies procured.

(The Local Procurement Team can provide a pro forma local procurement log to assist in the monitoring process)

Full contact details of all subcontractors appointed (whether local or from elsewhere)

4. The main contractor should include a written statement in the tender documentation sent out to sub-contractors informing them of their s106 requirement obligations as set out in section 2.2 below and ensure cooperation is agreed as a prerequisite to accepting sub contract tenders
5. The main contractor should provide an opportunity for the Local Procurement Team to brief subcontractors on the requirements of the Local Procurement code.
6. The main contractor will identify any actions that are required in order to overcome known barriers to Local Businesses to accessing their supply chain in respect of the Construction Phase.

2.2 Actions and Responsibilities of Sub-Contractors

1. All sub-contractors appointed will be required to work with the Local Procurement Team and to aim to achieve the procurement of construction goods and services from companies and organisations based in Camden towards a target of 10% of the total value of their construction sub-contract. (A regularly updated sub-directory of local suppliers will be supplied to subcontractors by the Local Procurement Team).
2. All subcontractors are required to provide regular monitoring information either to the main contractor or directly to the Local Procurement Team every six to eight weeks during the construction phase, via e-mail, phone, fax or liaison meeting providing details of:
 - All local wholesalers and building materials suppliers which are asked to provide prices and the value of any subsequent purchases of materials and other wholesaler supplies procured.
 - All local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package concerned and the outcome of all sub-contracts tendered.

B. POST CONSTRUCTION: FITTING OUT BY TENANTS AND FACILITIES MANAGEMENT

Fitting out by tenants

Where the tenants of a development are responsible for fitting out the building(s), we will require the Owners to inform them that they also fall under the provisions of this S106 on local procurement and provide guidance in writing to their tenants setting out the above requirements contained in Section 2 above, which will apply to them as the Owner, their main contractor and subcontractors.

Facilities Management

The Owner and their agents shall provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

The Council will assist the Owner, occupier and their contractors in identifying suitable local companies to bid for facilities management contracts and to source local goods and services.

SCHEDULE 10 **THE TRAVEL PLAN**

PART I: Components of the Travel Plan

The Travel Plan will be a basis for promoting sustainable travel to and from the Property.

The National Planning Policy Framework states that... “*All developments which generate significant amounts of movement should be required to provide a Travel Plan.*”

For further advice on developing a Travel Plan see the Transport for London's travel plan guidance website:

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

The Owner will implement the Travel Plan where appropriate in partnership with the Council and/or with public transport operators.

In drawing up the Travel Plan (“the Plan) the Owner shall ensure that provisions relating to the following matters are contained within the Plan:-

1. **Public Transport and walking**
 - a. Review the public transport needs of occupiers and visitors and consider potential park and ride type services or shuttle-type services for occupiers, or suggest further enhancements to the scheduled London Bus network
 - b. Provide in-house public transport information and ensure that this is regularly updated (both Transport for London and National Rail travel information is available from their respective websites: www.tfl.gov.uk/ www.nationalrail.co.uk)
 - c. Consider provision of interest-free annual season ticket/travelcard loans for travel on buses, the underground, trains and trams for any commercial occupiers of the Development
 - d. Encourage walking through the provision of information on the best pedestrian routes to and from the Property for occupiers and visitors

2. Taxis and Minicabs

Consideration must be given to the provision and management of Taxi access to the Property

3. Traffic Restraint

The Plan must seek to reduce the volume and impact of vehicles generated by the Development

4. On-Street Parking Controls

The plan should aim to contain the transport impacts of the site (including parking, loading and unloading) to within the curtilage of the site, other than use of the on-street loading bay on Bidborough Street and reduce the impact of the site on surrounding on-street parking.

5. Parking and Travel

A review of occupier's travel should have the principal aim of reducing non-essential single occupant driver trips to the site and increasing the proportion of trips undertaken by bicycle and on foot. With regards to car travel and car parking, this should include:

- a. a review and/ or development of criteria to reduce car allowances and include measures to limit the use of car parking and permits in and around the Property.
- b. a review of any on-site parking charges
- c. consideration and/or review of pool vehicles for work related trips including more environmentally friendly vehicles and alternative forms of transport for some trips.
- d. consider the use of partial homeworking/teleworking/teleconferencing where feasible and appropriate

6. Traffic Management

An assessment must be made of the impacts of the proposed car park access changes on existing internal congested traffic flows and seek further enhancements to internal traffic flow to better manage congestion

7. Cycling

The following cycle measures must be provided in sufficient quantity in line with annual travel surveys to be subsequently carried out:

- a. secure and well-lit workplace cycle parking

Consideration shall also be given to providing the following, especially in commercial developments:

- b. changing and showering facilities
- c. cycle allowance for work-related journeys
- d. cycle and equipment loans and insurance
- e. cycle repair facilities
- f. cycle pool for work-related journeys
- g. a Bicycle Users Group (BUG) to progress cyclists issues on site
- h. work with the Council to improve cycle routes to/from the Property

8. Facilities for Goods Movement and Servicing

A Servicing Management Plan for the site must seek to encourage suppliers and delivery contractors to use alternatively-fuelled vehicles (such as electric and LPG vehicles and cycles) – organisations can apply to the Energy Saving Trust (www.est.org.uk) for alternatively- fuelled vehicle grants

PART II: Review and Monitoring of the Travel Plan

The Owner shall ensure that the Plan contains arrangements for the review and monitoring of the Travel Plan and that this is carried out on an ongoing basis and at least in years one, three and five following occupation and including a initial survey undertaken three months following the Occupation Date. These arrangements will deal with the matters set out below establishing firm timescales for the taking of each step, specific targets to be adopted for the measuring of the effectiveness of each measure and a reporting mechanism to the Council. It is acknowledged that it will be appropriate to amend the Travel Plan by agreement in the light of developing circumstances.

1. Review the Property's Transport Accessibility

The first stage will be to review the Property's accessibility by all modes. An accessibility report will be produced and this will form the basis for the next stages.

2. **Consultation with occupiers**

This will involve meeting occupiers of the Property to promote the concept of a Travel Plan. The meetings will seek to identify a common set of objectives for encouraging walking, cycling and public transport usage combined with reducing reliance on the private car.

3. **User Consultation and Travel Surveys**

This stage will be based around consultation. It will be extremely important to secure the support of occupiers and users of the Development if the Plan is to succeed. This stage will include occupier and user travel surveys to examine the use of existing modes of travel, attitudes towards sustainable modes of transport and the most effective measures to promote sustainable transport for commuting journeys and business journeys. The Owner will consult with the Council at this stage.

4. **Implementation**

Stages 1 to 3 will provide the base information for the review of the Travel Plan.

5. **Monitor and Review**

The Travel Plan will secure an ongoing process of continuous improvement. Each version of the Travel Plan shall set out a mechanism of next steps to be tackled in line with results collated from the surveys and shall also set out a mechanism for reporting back to the Council on an annual basis on how effectively the Travel Plan is being in maximising the use of sustainable transport.

SCHEDULE 11

Burland Category of Damage

Category of damage	Description of typical damage	Approximate crack width (mm)	Limiting tensile strain ϵ_{lim} (per cent)
0 Negligible	Hairline cracks of less than about 0.1 mm are classed as negligible	<0.1	0.0-0.05
1 Very slight	Fine cracks that can easily be treated during normal decoration. Perhaps isolated slight fracture in building. Cracks in external brickwork visible on inspection	<1	0.05-0.075
2 Slight	Cracks easily filled. Redecoration probably required. Several slight fractures showing inside of building. Cracks are visible externally and some repointing may be required externally to ensure weathertightness. Doors and windows may stick slightly.	<5	0.075-0.15
3 Moderate	The cracks require some opening up and can be patched by a mason. Recurrent cracks can be masked by suitable lining. Repointing of external brickwork and possibly a small amount of brickwork to be replaced. Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired.	5-15 or a number of cracks > 3	0.15-0.3
4 Severe	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Windows and frames distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.	15-25 but also depends on number of cracks	>0.3
5 Very severe	This requires a major repair involving partial or complete rebuilding. Beams lose bearings, walls lean badly and require shoring. Windows broken with distortion, Danger of instability.	Usually > 25 but depends on number of cracks	

Damage Category Chart (CIRIA C580)

Extract from para 2.30 of the Camden Planning Guidance 4: Basements and Lightwells

Application ref: 2019/2238/P
Contact: David Fowler
Tel: 020 7974 2123

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Date:

Phone: 020 7974 4444

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

The Planning Lab
Room S6
South Wing
Somerset house
London
WC2R 1LA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Camden Town Hall
Judd Street
London
WC1H 9JE

DECISION

Proposal:

Part change of use of the Camden Town Hall from Sui Generis at (part) basement, second and third floors to office use (B1), and the change of use of the Camden Centre from Sui Generis (Town Hall) to events use (comprising D2). Retention of Sui Generis (Town Hall) uses at ground, first floor and part basement.

External physical works to include the demolition of the 3rd floor conservatory and replacement infill pavilion, demolition of 1960s Euston Road entrance, covering over three lightwells at roof level, opening up for two new doorways on Bidborough Street and two new doorways on Tonbridge Walk, works to the Judd Street entrance, refurbishment of windows, cleaning and facade repairs, new roof plant, public realm improvements, new on street loading bay and other associated works.

Drawing Nos: Existing:

(90)010, (90)011, (90)000, (90)001, (90)002, (90)003, (90)004, (90)005, (90)006, (90)007,
(90)100, (90)101, (90)102, (90)103, (90)104, (90)105, (90)106, (90)107, (90)200, (90)201,
(90)202, (90)203, (90)204, (90)205.

Proposed:

(91)100, (91)101, (91)102, (91)103 P01, (91)104, (91)105, (91)106, (91)107, (91)000, (91)001 P01, (91)002 P01, (91)003, (91)004, (91)005, (91)006 P01, (91)007 P01, (91)100, (91)101, (91)102, (91)103 P01, (91)104, (91)105, (91)106, (91)107, (91)200, (91)201 P01, (91)202, (91)203, (91)204, (91)205, (92)000 P01, (92)001 P01, (92)002 P01, (92)003, (92)004, (92)005, (92)006 P01, (92)007 P01, (92)100, (92)101, (92)102, (92)103, (92)104, (92)105, (92)106, (92)107, (92)108, (92)109, (92)110, (92)111, (92)200, (92)201 P01, (92)202, (92)203 P01, (92)204, (92)205 P01, (92)900, (92)901, (92)902, (92)903, (92)904, (92)905, (92)906, (92)907, (93)000, (93)221, (93)251, (93)252, (93)253, (93)311, (93)312, (93)051, (93)341, (93)342, (93)343, (93)344, (93)345, (93)346, (93)401, (93)402, (93)403, (93)404, (93)405, (93)406, (93)407, (93)408, (93)409, (93)531 P01, (93)532 P01, (93)533 P01, (93)621, (93)622, (93)623, (93)701, (93)702, (93)703, (93)704, (93)705, (93)706, (93)707, (93)708, (93)709, (94)000, (94)001, (94)002, (94)003, (94)004, (94)005, (94)006, (94)007, (94)011, (94)014, (94)015, (94)017, (95)001, (95)002, (95)003, (99)000, (99)001, (99)002, (99)003, (99)004, (99)005, (99)006, (99)007, (99)100, (99)101, (99)102, (99)103, (99)104, (99)105, (99)106, (99)107. CTH-PUR-XX-XX-SH-A-41002, CTH-PUR-MP-00-SP-A-00005, CTH-PUR-XX-XX-RP-A-00012.

DRAFT

DECISION

Documents:

Operational Waste Management Strategy (Lendlease) 18 April 2019, Air Quality Assessment (Lendlease) 18 April 2019, Basement Impact Assessment (Lendlease) 9 July 2019, Construction Logistics Plan (Lendlease) 18 April 2019, Construction Management Plan (Lendlease) 18 April 2019, Planning Statement (Lendlease) 18 April 2019, Design and Access Statement (Lendlease) 18 April 2019, Energy

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed:

(91)100, (91)101, (91)102, (91)103 P01, (91)104, (91)105, (91)106, (91)107, (91)000, (91)001 P01, (91)002 P01, (91)003, (91)004, (91)005, (91)006 P01, (91)007 P01, (91)100, (91)101, (91)102, (91)103 P01, (91)104, (91)105, (91)106, (91)107, (91)200, (91)201 P01, (91)202, (91)203, (91)204, (91)205, (92)000 P01, (92)001 P01, (92)002 P01, (92)003, (92)004, (92)005, (92)006 P01, (92)007 P01, (92)100, (92)101, (92)102, (92)103, (92)104, (92)105, (92)106, (92)107, (92)108, (92)109, (92)110, (92)111, (92)200, (92)201 P01, (92)202, (92)203 P01, (92)204, (92)205 P01, (92)900, (92)901, (92)902, (92)903, (92)904, (92)905, (92)906, (92)907, (93)000, (93)221, (93)251, (93)252, (93)253, (93)311, (93)312, (93)051, (93)341, (93)342, (93)343, (93)344, (93)345, (93)346, (93)401, (93)402, (93)403, (93)404, (93)405, (93)406, (93)407, (93)408, (93)409, (93)531 P01, (93)532 P01, (93)533 P01, (93)621, (93)622, (93)623, (93)701, (93)702, (93)703, (93)704, (93)705, (93)706, (93)707, (93)708, (93)709, (94)000, (94)001, (94)002, (94)003, (94)004, (94)005, (94)006, (94)007, (94)011, (94)014, (94)015, (94)017, (95)001, (95)002, (95)003, (99)000, (99)001, (99)002, (99)003, (99)004, (99)005, (99)006, (99)007, (99)100, (99)101, (99)102, (99)103, (99)104, (99)105, (99)106, (99)107. CTH-PUR-XX-XX-SH-A-41002, CTH-PUR-MP-00-SP-A-00005, CTH-PUR-XX-XX-RP-A-00012.

Documents:

Operational Waste Management Strategy (Lendlease) 18 April 2019, Air Quality Assessment (Lendlease) 18 April 2019, Basement Impact Assessment (Lendlease) 9 July 2019, Construction Logistics Plan (Lendlease) 18 April 2019, Construction Management Plan (Lendlease) 18 April 2019, Planning Statement (Lendlease) 18 April 2019, Design and Access Statement (Lendlease) 18 April 2019, Energy Statement (Lendlease) 18 April 2019, Heritage Impact Statement (Purcell) 01 April 2019, Il Bottaccio Management Plan (Lendlease) 18 April 2019, Noise Impact Assessment (Lendlease) 18 April 2019, Statement of Community Involvement (Lendlease) 18 April 2019, Structural Statement Plan (Lendlease) 18 April 2019, Transport Statement and Travel Plan 18 April 2019.

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

3 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Details of the rooftop pavilion, including samples, sections and elevations.
- b) Details of new shutter to Judd Street.
- c) Details of plant screen.
- d) Details of type and location of CCTV cameras.
- e) Details of security railing at roof level.
- f) Details of new stairs and ramps to Judd Street and Bidborough Street elevations.
- g) Details, including sections, of all new external doors and windows, including secondary glazing.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

4 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

5 Refuse and recycling

Prior to first occupation (excluding fit out) of the relevant part of the building, the refuse and recycling storage areas shall be completed and made available for occupants of that plot.

The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation (excluding fit out) and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.

6 **Basement Construction Plan

Prior to the commencement of any works (including site clearance, site preparatory and mobilisation) a Basement Construction Plan shall be submitted to and approved in writing by the Local Planning Authority.

The construction of the basement shall only be carried out in accordance with this plan.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

7 Rainwater and greywater harvesting

Prior to commencement of development other than site clearance & preparation, details of the combined rainwater and greywater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local plan Policies.

8 Non-road mobile machinery

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.

9 External noise

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum green noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

10 Anti-vibration

Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

11 Noise levels - events space use

Prior to the commencement of the events space use (excluding occupation and fit out), details shall be submitted to and approved in writing by the Council, of the internal noise level emitted from entertainment equipment and mitigation measures as appropriate. The measures shall ensure that the internal noise level emitted from entertainment will be limited to 92dB LAeq (15mins) and 95dB Leq, 15min, 63Hz,. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from entertainment in accordance with policy A1 of the Camden Local Plan.

12 Cycle parking

Prior to first occupation of the relevant part of the building, the following bicycle parking shall be provided:

Long Stay

- 5 spaces for the estimated 38 staff of the Sui Generis (Town Hall) (D1)
- 53 spaces for the new B1 office and affordable workspace (B1)
- 4 spaces for the estimated 32 staff of the new Camden Centre (D2)

Short Stay

- Stands on Bidborough Street.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

13 ** CMP

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.

14 ** CMP monitoring contribution

On or prior to Implementation, confirmation that the necessary measures are in place to monitor the CMP shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure sustainable transport in accordance with policies T1 and T2. Borough of Camden Local Development Framework Development Policies.

15 ** Delivery and Servicing Management Plan - Class B1 office use

Prior to commencement of the office use, a Delivery and Servicing Management Plan shall be submitted to and approved by the local planning authority. All servicing shall take place in accordance with this plan thereafter unless otherwise agreed in writing with the Council.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.

16 ** Delivery and Servicing Management Plan - events space

Prior to commencement of the events space use, a Delivery and Servicing Management Plan shall be submitted to and approved by the local planning authority. All servicing shall take place in accordance with this plan thereafter unless otherwise agreed in writing with the Council.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.

17 ** Car free

The proposal will be car free.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policy T2 of the Camden Local Plan.

18 ** Approval in Principle (AIP)

On or prior to the Implementation Date, an Approval in Principle report shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the review and sign off of the Approval in Principle report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal would not impact structurally on the area.

19 ** Strategic level travel plan - Class B1 office use

Prior to occupation, a Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The offices shall not be operated other than in accordance with the Travel Plan as approved.

Reason: To ensure sustainable transport in accordance with policies T1 and T2.

20 ** Office - travel plan monitoring contribution

On or prior to Implementation, confirmation that the necessary measures are in place to review the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure sustainable transport in accordance with policies T1 and T2. Borough of Camden Local Development Framework Development Policies.

21 ** Strategic level travel plan - Class D2 events space

Prior to occupation, a Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The events space shall not be operated other than in accordance with the Travel Plan as approved.

Reason: To ensure sustainable transport in accordance with policies T1 and T2.

22 ** Events space - travel plan monitoring contribution

On or prior to Implementation, confirmation that the necessary measures are in place to review the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure sustainable transport in accordance with policies T1 and T2. Borough of Camden Local Development Framework Development Policies.

23 ** Community Provision Plan - events space

A Community Provision Plan for the events space shall be submitted to and approved in writing by the Council prior to first operation of the events space.

Reason: To ensure the provision of community facilities in accordance with the requirements of policy C2 of the Camden Local Plan.

24 ** Events space - management plan

A management plan for the events space shall be submitted to and approved in writing by the Council prior to first operation of the events space.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from entertainment in accordance with policy A1 of the Camden Local Plan.

25 ** Local employment - construction phase

Prior to commencement the applicant and/or developer shall:

- work to CITB benchmarks for local employment when recruiting for construction-related jobs as per section 68 of the Employment sites and business premises CPG
- advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of one week before marketing more widely.
- provide a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, as per section 70 of the Employment sites and business premises CPG
- If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per section 65 of the Employment sites and business premises CPG. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. Recruitment of non-construction apprentices should be conducted through the Council's Economic Development team.
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 71 of the Employment sites and business premises CPG; and
- provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site, as per section 63 of the Employment sites and business premises CPG.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy E1 of the Camden Local Plan.

26 ** Local employment - end phase

Prior to commencement of the office use, the applicant and/or developer shall accord with the following:

- The Council request provision of a rolling programme of end use apprenticeships (exact number to be agreed). The apprenticeships could be within a range of roles (examples include hospitality, business administration, finance, customer service, IT) and we would be open to discussing a Shared Apprenticeship Scheme
- Commitment to paying and promoting London Living Wage
- Providing opportunities for Camden residents with Special Educational Needs and Disabilities (SEND) in cooperation with the local authority
- The applicant should facilitate promotion of the Camden STEAM Commission objectives amongst end use occupiers; and
- The applicant should provide a specified number (to be agreed) of end use work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Economic Development team, as per section 70 of the Employment sites and business premises CPG
- Affordable workspace to comprise a minimum of 20% of the overall B1 floorspace to be available to the end user SMEs at 50% of market rate

- Provision of a plan setting out proposed rents and marketing arrangements to be agreed with the Council's Economic Development section.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy E1 of the Camden Local Plan.

27 **Employment and training contribution:

On or prior to Implementation, confirmation that the necessary measures to secure employment and training shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy E1 of the Camden Local Plan.

28 ** Highways works and pedestrian, cycle and environment contribution:

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements and pedestrian, cycle and environmental improvements shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure sustainable transport in accordance with policies T1 and T2.

29 **Energy and sustainability

The sustainability and energy measures detailed in the approved sustainability statement and the approved Energy Statement shall be fully implemented prior to the commencement of the relevant use.

Reason: To ensure the development is sustainable in accordance with Camden Local Plan policies CC1, CC2, CC3, CC4 and CC5.

30 Need for legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with the Camden Local Plan.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 Waste comments (Thames Water)
 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

The proposed development is located within 15m of our underground waste ater assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

- 5 Water Comments (Thames Water)
Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6 The CMP pro forma and an advice note providing further information on this financial contribution is available on the link below.

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/construction-management-plans.en>

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

The Planning Lab
Room S6
South Wing
Somerset house
London
WC2R 1LA
United Kingdom

Application Ref: **2019/2257/L**
Please ask for: **David Fowler**
Telephone: 020 7974 2123

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Camden Town Hall
Judd Street
London
WC1H 9JE

DECISION

Proposal:

External and internal alterations relating to the part change of use of Camden Town Hall at (part) basement, second and third floors to office use (B1), and the change of use of the Camden Centre to Events use.

External physical works to include the demolition of the 3rd floor conservatory and replacement infill pavilion, demolition of 1960s Euston Road entrance, covering over three lightwells at roof level, opening up for two new doorways on Bidborough Street and two new doorways on Tonbridge Walk, works to the Judd Street entrance, refurbishment of windows, cleaning and facade repairs.

Executive Director Supporting Communities



Internal works include the refurbishment and conservation repairs to ground and first floor to improve civic and democratic services, refurbishment and changes to layout on basement, second and third floor to accommodate new offices, installation of new circulation core in south east lightwell, new office reception, new lift and dumbwaiter in the Camden Centre. New roof plant and services throughout, targeted basement excavation for lift pits and attenuation tanks, waste storage, cycle parking, public realm improvements, new on street loading bay and other associated works.

Drawing Nos: Existing:

(90)010, (90)011, (90)000, (90)001, (90)002, (90)003, (90)004, (90)005, (90)006, (90)007, (90)100, (90)101, (90)102, (90)103, (90)104, (90)105, (90)106, (90)107, (90)200, (90)201, (90)202, (90)203, (90)204, (90)205.

Proposed:

(91)100, (91)101, (91)102, (91)103, (91)104, (91)105, (91)106, (91)107, (91)000, (91)001, (91)002, (91)003, (91)004, (91)005, (91)006, (91)007, (91)100, (91)100, (91)101, (91)102, (91)103, (91)104, (91)105, (91)106, (91)107, (91)200, (91)201, (91)202, (91)203, (91)204, (91)205, (92)000, (92)001, (92)002, (92)003, (92)004, (92)005, (92)006, (92)007, (92)100, (92)101, (92)102, (92)103, (92)104, (92)105, (92)106, (92)107, (92)108, (92)109, (92)110, (92)111, (92)200, (92)201, (92)202, (92)203, (92)204, (92)205, (92)900, (92)901, (92)902, (92)903, (92)904, (92)905, (92)906, (92)907, (93)000, (93)221, (93)251, (93)252, (93)253, (93)311, (93)312, (93)051, (93)341, (93)342, (93)343, (93)344, (93)345, (93)346, (93)401, (93)402, (93)403, (93)404, (93)405, (93)406, (93)407, (93)408, (93)409, (93)531, (93)532, (93)533, (93)621, (93)622, (93)623, (93)701, (93)702, (93)703, (93)704, (93)705, (93)706, (93)707, (93)708, (93)709, (94)000, (94)001, (94)002, (94)003, (94)004, (94)005, (94)006, (94)007, (94)011, (94)014, (94)015, (94)017, (95)001, (95)002, (95)003, (99)000, (99)001, (99)002, (99)003, (99)004, (99)005, (99)006, (99)007, (99)100, (99)101, (99)102, (99)103, (99)104, (99)105, (99)106, (99)107. CTH-PUR-XX-XX-SH-A-41002, CTH-PUR-MP-00-SP-A-00005, CTH-PUR-XX-XX-RP-A-00012.

Documents:

Operational Waste Management Strategy (Lendlease) 18 April 2019, Air Quality Assessment (Lendlease) 18 April 2019, Basement Impact Assessment (Lendlease) 18 April 2019, Construction Logistics Plan (Lendlease) 18 April 2019, Construction Management Plan (Lendlease) 18 April 2019, Planning Statement (Lendlease) 18 April 2019, Design and Access Statement (Lendlease) 18 April 2019, Energy Statement (Lendlease) 18 April 2019, Heritage Impact Statement

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing:

(90)010, (90)011, (90)000, (90)001, (90)002, (90)003, (90)004, (90)005, (90)006, (90)007, (90)100, (90)101, (90)102, (90)103, (90)104, (90)105, (90)106, (90)107, (90)200, (90)201, (90)202, (90)203, (90)204, (90)205.

Proposed:

(91)100, (91)101, (91)102, (91)103, (91)104, (91)105, (91)106, (91)107, (91)000, (91)001, (91)002, (91)003, (91)004, (91)005, (91)006, (91)007, (91)100, (91)100, (91)101, (91)102, (91)103, (91)104, (91)105, (91)106, (91)107, (91)200, (91)201, (91)202, (91)203, (91)204, (91)205, (92)000, (92)001, (92)002, (92)003, (92)004, (92)005, (92)006, (92)007, (92)100, (92)101, (92)102, (92)103, (92)104, (92)105, (92)106, (92)107, (92)108, (92)109, (92)110, (92)111, (92)200, (92)201, (92)202, (92)203, (92)204, (92)205, (92)900, (92)901, (92)902, (92)903, (92)904, (92)905, (92)906, (92)907, (93)000, (93)221, (93)251, (93)252, (93)253, (93)311, (93)312, (93)051, (93)341, (93)342, (93)343, (93)344, (93)345, (93)346, (93)401, (93)402, (93)403, (93)404, (93)405, (93)406, (93)407, (93)408, (93)409, (93)531, (93)532, (93)533, (93)621, (93)622, (93)623, (93)701, (93)702, (93)703, (93)704, (93)705, (93)706, (93)707, (93)708, (93)709, (94)000, (94)001, (94)002, (94)003, (94)004, (94)005, (94)006, (94)007, (94)011, (94)014, (94)015, (94)017, (95)001, (95)002, (95)003, (99)000, (99)001, (99)002, (99)003, (99)004, (99)005, (99)006, (99)007, (99)100, (99)101, (99)102, (99)103, (99)104, (99)105, (99)106, (99)107. CTH-PUR-XX-XX-SH-A-41002, CTH-PUR-MP-00-SP-A-00005, CTH-PUR-XX-XX-RP-A-00012.

Documents:

Operational Waste Management Strategy (Lendlease) 18 April 2019, Air Quality Assessment (Lendlease) 18 April 2019, Basement Impact Assessment (Lendlease) 18 April 2019, Construction Logistics Plan (Lendlease) 18 April 2019, Construction Management Plan (Lendlease) 18 April 2019, Planning Statement (Lendlease) 18 April 2019, Design and Access Statement (Lendlease) 18 April 2019, Energy Statement (Lendlease) 18 April 2019, Heritage Impact Statement (Purcell) 01 April 2019, Il Bottaccio Management Plan (Lendlease) 18 April 2019, Noise Impact Assessment (Lendlease) 18 April 2019, Statement of Community Involvement (Lendlease) 18 April 2019, Structural Statement Plan (Lendlease) 18 April 2019, Transport Statement and Travel Plan 18 April 2019.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Details of all new internal doors.
- b) Details of all new flooring.
- c) Details of proposed roof of Council Chamber.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan policies D2.

5 Cleaning/repairs

Details of repairs including a sample patch of cleaning shall be submitted to and approved by the Council prior to commencement of works.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan policies D2.

6 Basement historic signage

In the basement, all historic signage should be retained, unless otherwise agreed in writing by the Council.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan policies D2.

7 Salvage strategy - radiators

A salvage strategy for the radiators shall be submitted to and approved by the Council prior to commencement of the relevant works. Radiators shall be retained in accordance with the approved strategy thereafter.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan policies D2.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

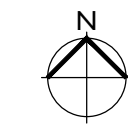
Director of Regeneration and Planning

DRAFT

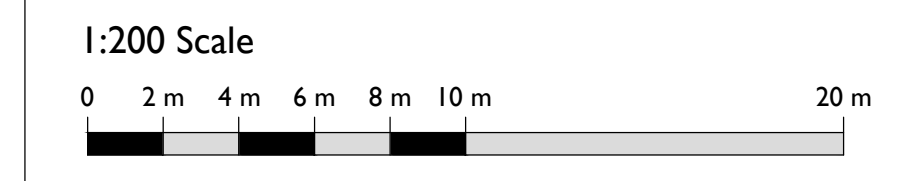
DECISION



Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.



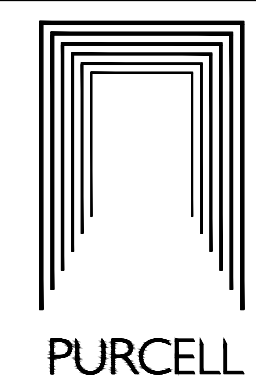
Key
 Application Boundary
 LBC Ownership Boundary



SS P00 18 Apr 2019 AZ NS

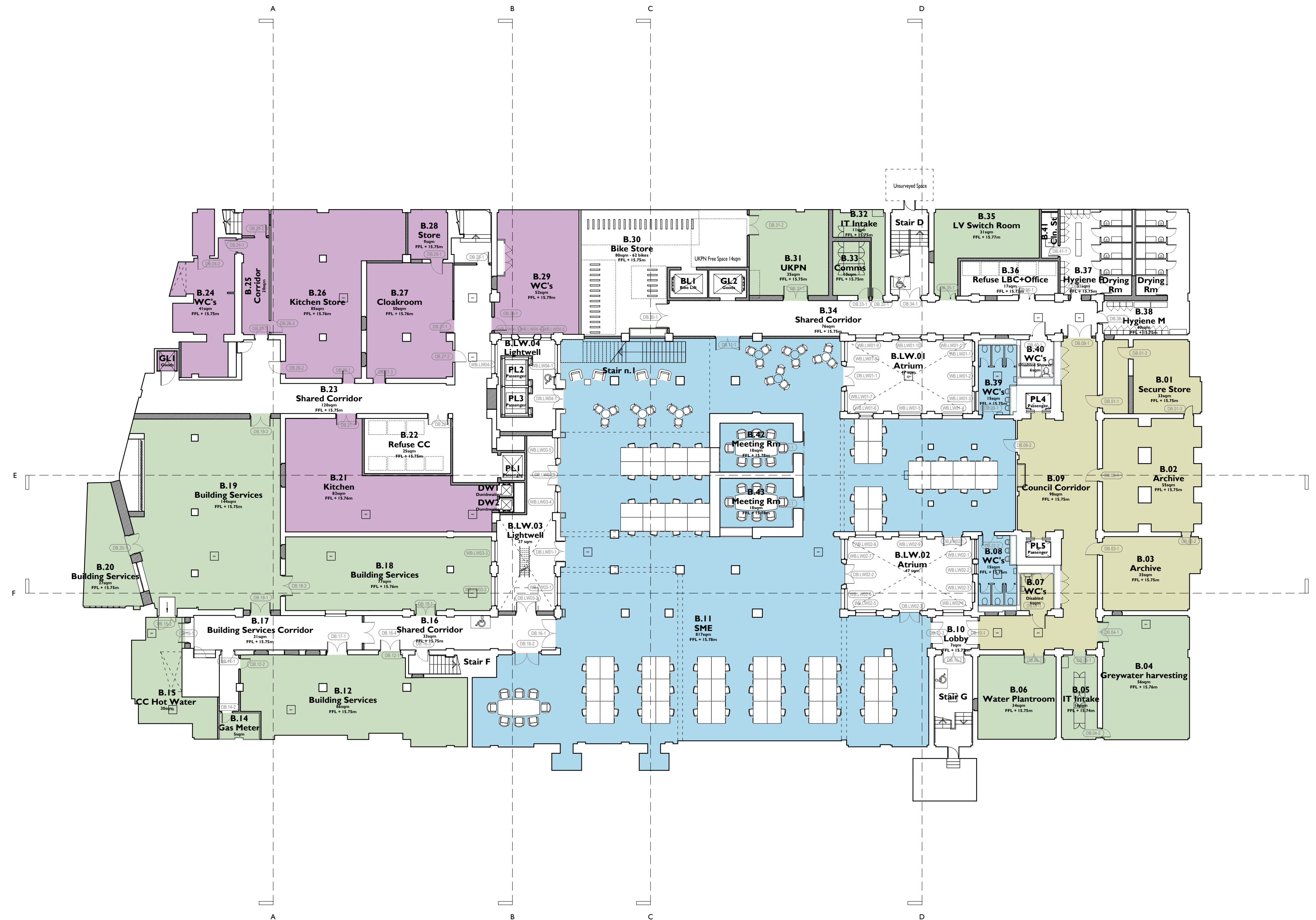
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
DRAWING TITLE	EXISTING SITE PLAN			
DRAWING NO.	CTH-PUR-MP-ZZ-DR-A-9011			
REVISION	SS P00			
SIZE & SCALE	A1L 1:200			
DRAWING STATUS	SS SUITABLE FOR PLANNING			

CLIENT Lendlease
PROJECT Camden Town Hall
JOB NUMBER 238664



I EXISTING SITE PLAN
 90011 1:200 @ A1

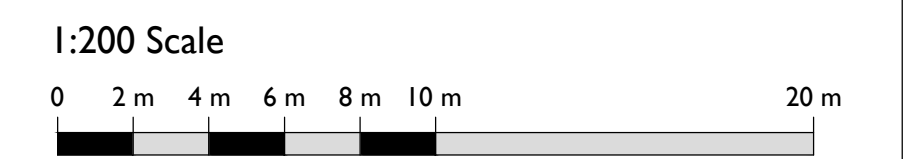
Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.



Proposed Works Key

- Proposed Wall
- Window Number
- Door Number
- Refuge Point
- Usage - Camden Centre
- Usage - Commercial Office Space
- Civic / Democratic Spaces and CTH Dedicated Space
- Plant Areas
- Manhole Location

Drawings to be read in conjunction with:
 Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
 Window Strategy Report CTH-PUR-XX-XX-RP-A-00012



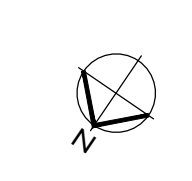
SS P01	07 Nov 2019	OB	RO
SS P00	15/04/19	oliverbeddard	NS

First Issue 18 Apr 2019 oliverbeddard RO

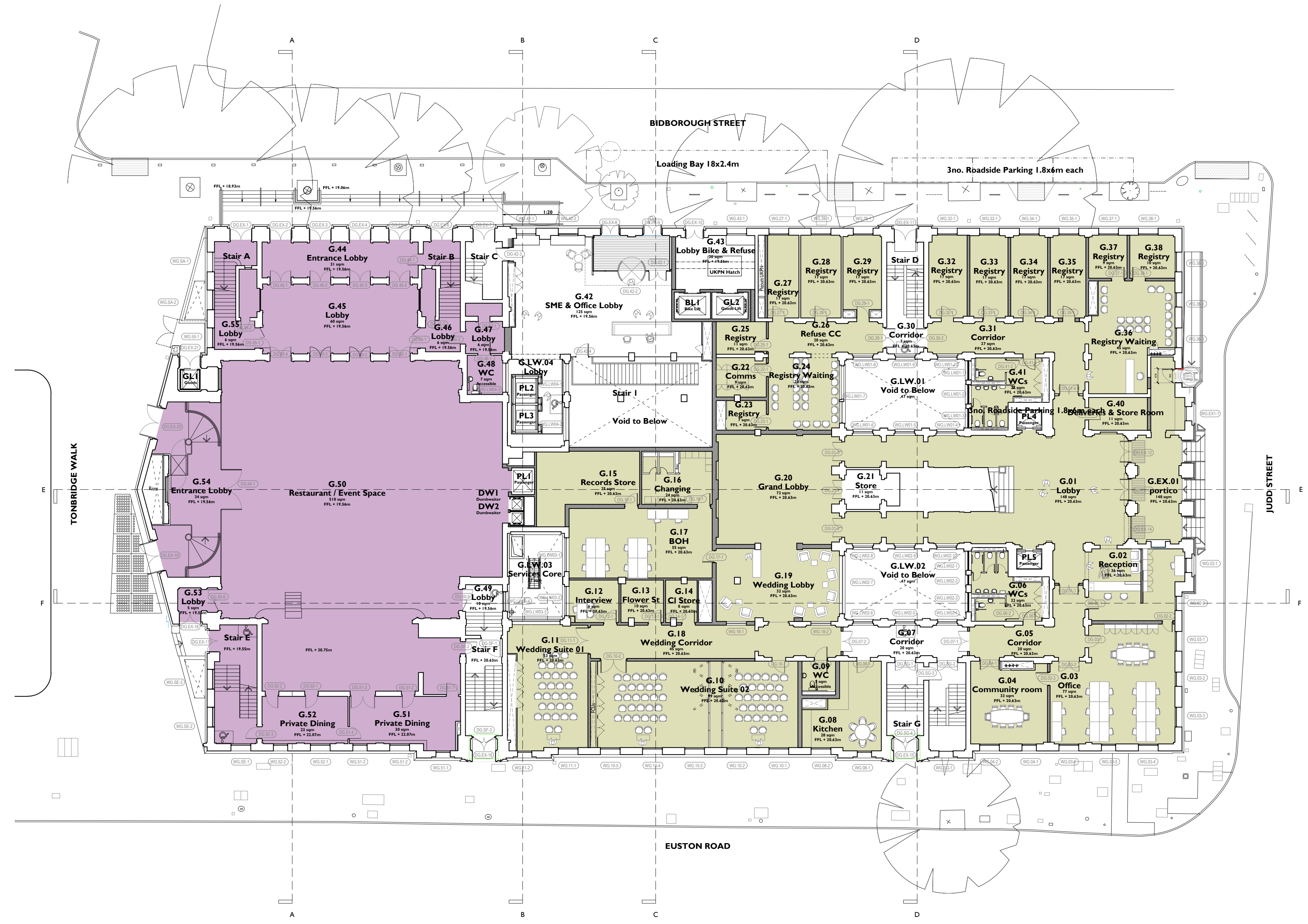
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
DRAWING TITLE	GA PLAN PROPOSED SHOWING USES BASEMENT FLOOR			
DRAWING NO.	CTH-PUR-MB-B0-DR-A-92900			
REVISION	SS P01			
SIZE & SCALE	A1L 1:200			
DRAWING STATUS	SS SUITABLE FOR PLANNING			

CLIENT	Lendlease	
PROJECT	Camden Town Hall	
JOB NUMBER	238664	

I PROPOSED BASEMENT LEVEL PLAN
92900 1:200 @ A1

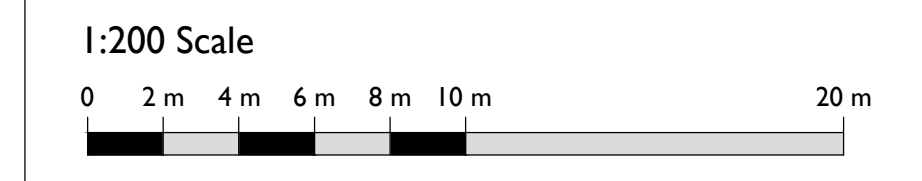


Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.



- Proposed Works Key**
- Proposed Wall
 - Window Number
 - Door Number
 - Refuge Point
 - Usage - Camden Centre
 - Usage - Commercial Office Space
 - Civic / Democratic Spaces and CTH Dedicated Space
 - Plant Areas
 - Manhole Location

Drawings to be read in conjunction with:
 Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
 Window Strategy Report CTH-PUR-XX-XX-RP-A-00012



SS P01	07 Nov 2019	OB	RO
SS P00	15/04/19	oliverbeddard	NS

First Issue 18 Apr 2019 oliverbeddard RO

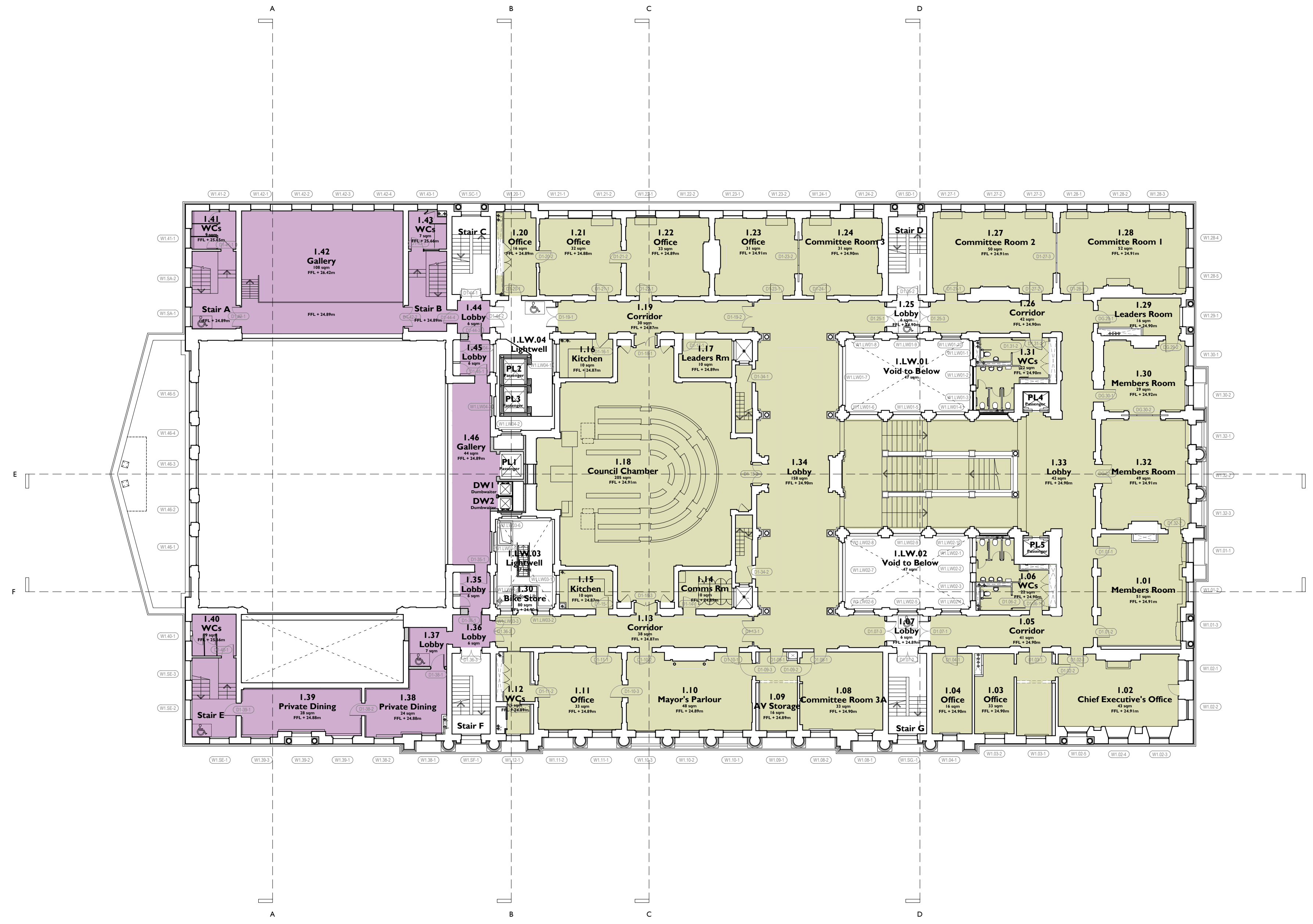
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
DRAWING TITLE	GA PROPOSED PLAN SHOWING USES GROUND FLOOR			
DRAWING NO.	CTH-PUR-MB-G0-M2-A-92901			
REVISION	SS P01			
SIZE & SCALE	A1L 1:200			
DRAWING STATUS	SS SUITABLE FOR PLANNING			

CLIENT	Lendlease	
PROJECT	Camden Town Hall	
JOB NUMBER	238664	

I PROPOSED GROUND FLOOR PLAN
 92901 1:200 @ A1



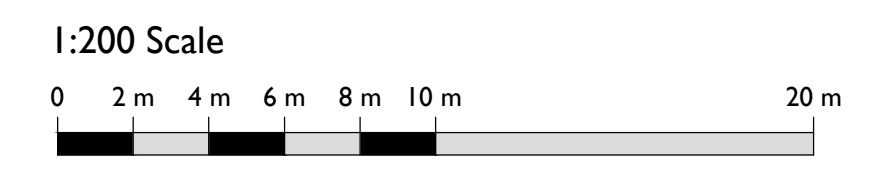
Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.



Proposed Works Key

- Proposed Wall
- Window Number
- Door Number
- Refuge Point
- Usage - Camden Centre
- Usage - Commercial Office Space
- Civic / Democratic Spaces and CTH Dedicated Space
- Plant Areas
- Manhole Location

Drawings to be read in conjunction with:
 Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
 Window Strategy Report CTH-PUR-XX-XX-RP-A-00012



SS P01	07 Nov 2019	OB	RO
SS P00	15/04/19	oliverbeddard	NS

First Issue 18 Apr 2019 oliverbeddard RO

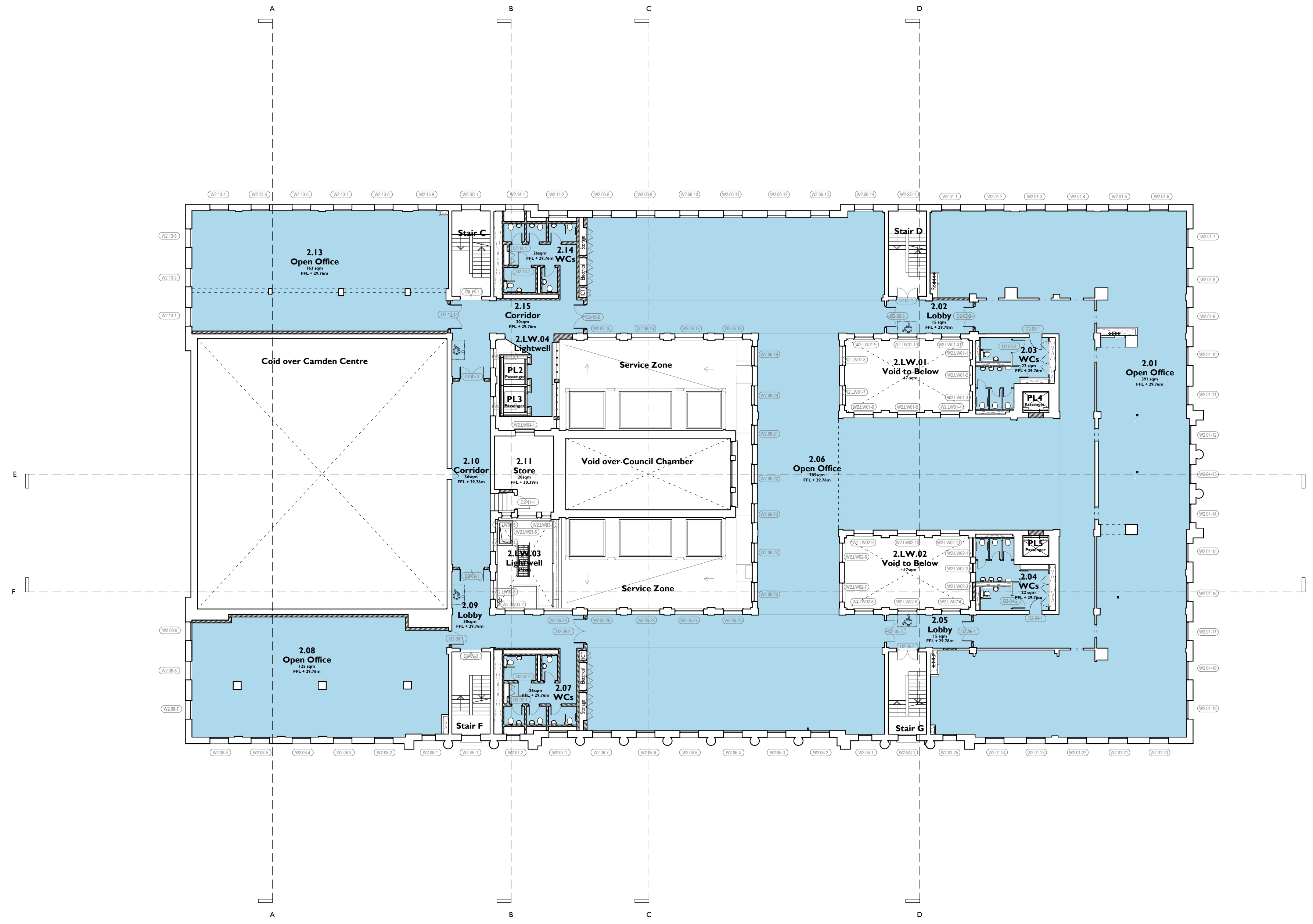
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
DRAWING TITLE	GA PROPOSED PLAN SHOWING USES FIRST FLOOR			
DRAWING NO.	CTH-PUR-MB-01-DR-A-92902			
REVISION	SS P01			
SIZE & SCALE	A1L 1:200			
DRAWING STATUS	SS SUITABLE FOR PLANNING			

CLIENT	Lendlease	
PROJECT	Camden Town Hall	
JOB NUMBER	238664	

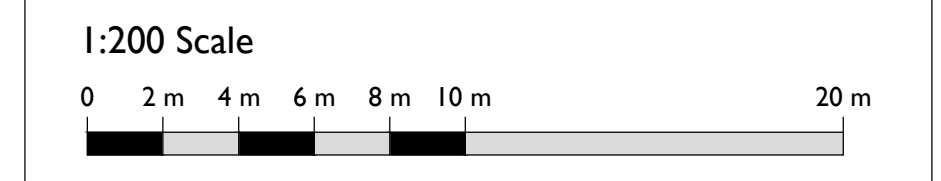
I PROPOSED FIRST FLOOR PLAN
92902 1:200 @ A1



Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.



- Proposed Works Key**
- Proposed Wall
 - Window Number
 - Door Number
 - Refuge Point
 - Usage - Camden Centre
 - Usage - Commercial Office Space
 - Civic / Democratic Spaces and CTH Dedicated Space
 - Plant Areas
 - Manhole Location
- Drawings to be read in conjunction with:
 Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
 Window Strategy Report CTH-PUR-XX-XX-RP-A-00012



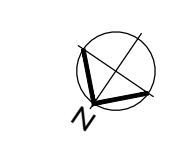
SS P01	07 Nov 2019	OB	RO
SS P00	15/04/19	oliverbeddard	NS

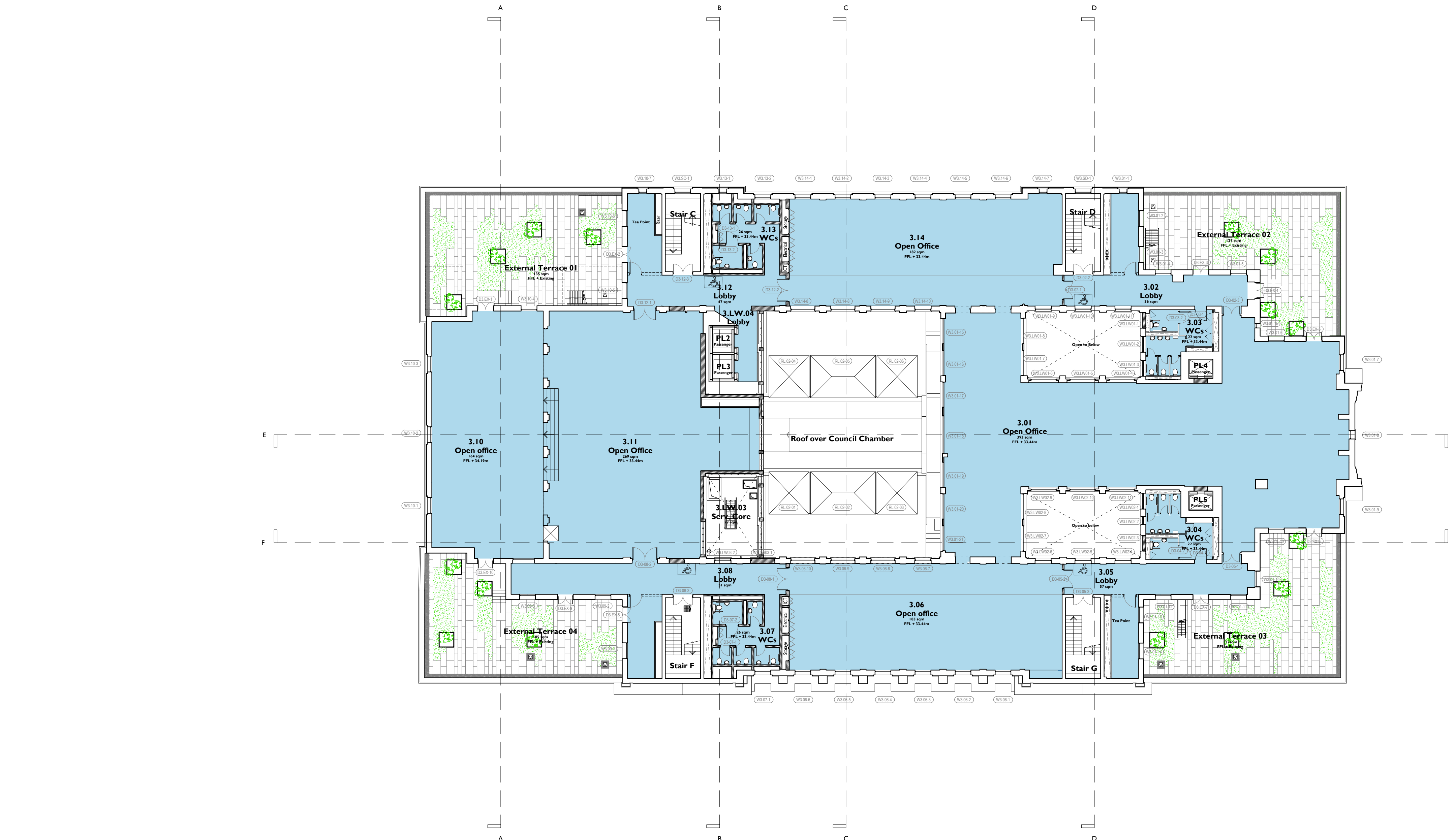
First Issue 18 Apr 2019 oliverbeddard RO

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
DRAWING TITLE	GA PROPOSED PLAN SHOWING USES SECOND FLOOR			
DRAWING NO.	CTH-PUR-MB-02-DR-A-92904			
REVISION	SS P01			
SIZE & SCALE	A1L 1:200			
DRAWING STATUS	SS SUITABLE FOR PLANNING			

CLIENT	Lendlease	
PROJECT	Camden Town Hall	
JOB NUMBER	238664	

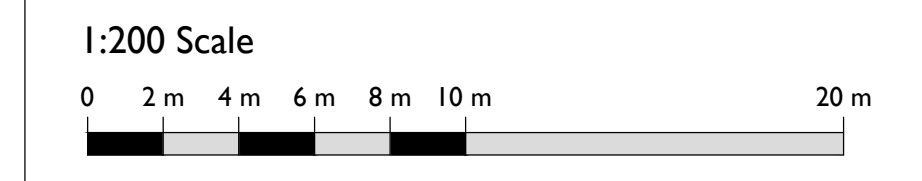
I PROPOSED SECOND FLOOR PLAN
92904 1:200 @ A1





Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.

- Proposed Works Key**
- Proposed Wall
 - Window Number
 - Door Number
 - Refuge Point
 - Usage - Camden Centre
 - Usage - Commercial Office Space
 - Civic / Democratic Spaces and CTH Dedicated Space
 - Plant Areas
 - Manhole Location
- Drawings to be read in conjunction with:
 Conservation Strategy Report CTH-PUR-MP-00-SP-A-00005
 Window Strategy Report CTH-PUR-XX-XX-RP-A-00012



SS P01	07 Nov 2019	OB	RO
SS P00	15/04/19	oliverbeddard	NS
First Issue	18 Apr 2019	oliverbeddard	RO

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
DRAWING TITLE	GA PROPOSED PLAN SHOWING USES THIRD FLOOR			
DRAWING NO.	CTH-PUR-MB-02-DR-A-92905			
REVISION	SS P01			
SIZE & SCALE	A1L 1:200			
DRAWING STATUS	SS SUITABLE FOR PLANNING			

CLIENT	Lendlease	
PROJECT	Camden Town Hall	
JOB NUMBER	238664	

I PROPOSED THIRD FLOOR PLAN
92905 1:200 @ A1

