

## CAMDEN HOUSE MEETINGS

### LABTECH-TRACT

#### 1. September 21<sup>st</sup> 2021

Present:

Brenda Gardner TRACT

Peter Clapp TRACT

Nadina Reusmann LabTech

Liam O Hare LabTech

#### ***Hawley Wharf***

*Rooftops, due to open in April will be submitting plans via a variation. There will be flexibility sought in the outside area asking for 1 extra hour outside. This is a difference between extra seating; this is an important issue for the tenant to justify the huge investment in the unit and the long lease, which goes with it. We have a top quality tenant who will be a named applicant. We are delighted with our choice that has a reputation for iconic restaurants with world-class hospitality.*

*The tenant for the smaller unit is not able to reveal, as the lease is dependant on grant of the proposed variation or onerous conditions imposed.*

*Both applications will be ready to share late next week.*

#### 2. October 20<sup>th</sup> 2021

Present:

Pat Thomas TRACT

Brenda Gardner TRACT

Peter Clapp TRACT

Jolita Galkauskaite LabTech

Liam O'Hare LabTech

#### ***Hawley Wharf Update***

*Rooftops applications are due to be submitted early November with flexibility sought for the incoming tenant of one hour on the outside terraces for both units. Internal drawings and external seating will also be formalised in the application. The tenant mentioned previously as the incoming tenant for the large unit will also be taking the smaller unit as well, which will be a big statement as the standards of hospitality will be very high which is only a good thing for the Wharf and the other tenants.*

#### 3. November 17<sup>th</sup> 2021

## **Hawley Wharf**

*Rooftops – renegotiation has concluded the quickest way to get A1 tenant to take A2 tenant was to fit out(to the specification of tenant) and deliver the product whole.*

*This will take a month or so to arrange but licence will go in when all parties agree drawings, for April opening. Expecting a Late December early Jan application.*

### 4. December 15<sup>th</sup> 2021

Present:

Pat Thomas TRACT

Brenda Gardner TRACT

Peter Clapp TRACT

Jolita Galkauskaite LabTech

Liam O’Hare LabTech

## **Licensing Items**

*Rooftop application will go in this week – Internal layouts will be in the drawings as well as indicative outside seating an one extra hour of trade on the outside is being asked for. This is the main item of the variation.*

*Roof top – Canopy – Post Covid is essential to maintain outside dining to a standard that is comfortable and hospitable, Removal of planters at licensed premises; public realm maintained. HW planning meeting will reveal more in next week or so. Planning application will go in this week.*

### 5. January 20<sup>th</sup> 2022

Present:

Pat Thomas TRACT

Kate McLaren TRACT

Peter Clapp TRACT

MarK Neal TRACT

Jolita Galkauskaite LabTech

Nadina Reusmann LabTech

Liam O’Hare LabTech

## **Rooftops**

*Mr. Corrigan is potentially investing in 2 x extra-long leases on these properties that require multimillion-pound investments not to mention the prospect of quality employment for citizens of the borough. All that his company ask for is the ability to trade another turnover of service on the terraces to enable a return of investment. The deal is structured in such a way that he can walk away which will leave the rooftop closed for anther period.*

TRACT comments:

- there are 2 instances in the application where licensing is departing from previous planning consents. The rep made by TRACT is in the absence of any planning application being made. If there was planning application in place the rep against the premises licence could be withdrawn so planning could be addressed directly. This is a point of principle with TRACT that needs to be addressed.
- TRACT hadn't seen the planning application yet, but Labtech would respond next day\*  
\*Planning was submitted 13 Jan and early sight was passed to TRACT on Saturday 22nd.
- even if TRACT decided to withdraw the rep LabTech would still go to hearing as another rep remained. LOH acknowledged this but said that a TRACT rep would still have value to LabTech.
- Question about additional audio. It was confirmed that there were already conditions regarding noise nuisance protecting amenity and regulated entertainment was not being asked for, just one-hour additional outside to allow and extra service on the tables outside.