

DATED 13 April 2022

**(1) CAMDEN MARKET ESTATE HOLDINGS LIMITED**

and

**(2) PIAZZA (CAMDEN) LTD and TRIANGLE EXTENSION'S LIMITED**

and

**(3) CBRE LOAN SERVICES LIMITED**

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

**LOWER BASEMENT AND UPPER BASEMENT OF THE ATRIUM BUILDING  
STABLES MARKET LONDON, CAMDEN NW1 8AH**

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**

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

Tel: 020 7974 4125  
CLS/COM/OO.1800.1944  
FINAL

THIS AGREEMENT is made the 15<sup>th</sup> day of April 2022

**BETWEEN:**

- A. **CAMDEN MARKET ESTATE HOLDINGS LIMITED** (incorporated in the British Virgin Islands with company number 438243) of Quastisky Building, 3<sup>rd</sup> Floor, P.O. Box 905, Road Town, Tortola, VG1 110, British Virgin Islands care of Labs Dockray, 1-7 Dockray Place, London, United Kingdom, NW1 8QH (hereinafter called "the Freeholder") of the first part
- B. **PIAZZA (CAMDEN) LTD** (Co. Regn. No. 05965438) whose registered office is at Labs Dockray, 1-7 Dockray Place, London NW1 8QH and **TRIANGLE EXTENSION'S LIMITED** (incorporated in British Virgin Islands with company number BR022889) of Quastisky Building, 3<sup>rd</sup> Floor, PO Box 905, Road Town, Tortola, VG1110, British Virgin Islands care of Labs Dockray, 1-7 Dockray Place, London, United Kingdom NW1 8QH (hereinafter (together) called "the Leaseholder") of the second part
- C. **CBRE LOAN SERVICES LIMITED** (Co. Regn. No. of 05469838) whose registered office is at St. Martins Court, 10 Paternoster Row, London EC4M 7HP (hereinafter called "the Mortgagee") of the third part
- D. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the fourth part

1. **WHEREAS**

- 1.1 The Freeholder is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Numbers NGL730069 and NGL976730 subject to a charge to the Mortgagee. The Freeholder is also registered at the Land Registry as the leasehold proprietor with Title absolute of the Property under Title Number NGL730070 subject to a charge to the Mortgagee.
- 1.2 The Freeholder is the freehold and the leasehold owner of and is interested in the Property for the purposes of Section 106 of the Act.

- 1.3 The Leaseholder is registered at the Land Registry as the leasehold proprietor with Title absolute of the Property under Title Number NGL942037 subject to a charge to the Mortgagee.
- 1.4 The Leaseholder is the leasehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.5 The Freeholder and the Leaseholder shall hereinafter be jointly referred to as "the Owner".
- 1.6 A Planning Application for the development of the Property was submitted to the Council and validated on 22 December 2020 and the Council resolved to grant permission conditionally under reference number 2020/5876/P subject to the conclusion of this legal Agreement.
- 1.7 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 and Section 1(1) of the Localism Act 2011 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.
- 1.8 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.
- 1.9 The Mortgagee as mortgagee under the following legal charges:
  - a) a legal charge registered under Title Number NGL730069 and dated 15 December 2015;
  - b) a legal charge registered under Title Number NGL976730 and dated 23 January 2018;
  - c) a legal charge registered under Title Number NGL730070 and dated 15 December 2015;
  - d) a legal charge registered under Title Number NGL942037 and dated 15 December 2015; and
  - e) a legal charge registered under Title Number NGL960559 and dated 11 May 2016is 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	"the Agreement"	this planning obligation made pursuant to Section 106 of the Act
2.3	"the Development"	use of the site for interactive entertainment which includes a combination of immersive theatre and team challenges (sui generis) as shown on drawing numbers:- drawings titled: Atrium upper basement location plan; Atrium lower basement location plan; Atrium upper basement existing use; Atrium lower basement existing use; Atrium upper basement proposed use; Atrium lower basement proposed use; Atrium upper basement existing and proposed GIA; Atrium lower basement existing and proposed GIA, all dated 17/11/2020, and CM-GA-S0001; Cover letter dated 17/12/2020; Air quality basic assessment dated 16/12/2020; Sustainability statement revision 02 dated 21/05/2021; and Operational Management Statement rev 2 received 21/06/2021
2.4	"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 and references to "Implementation" and "Implement" shall be construed accordingly
2.5	"Occupation Date"	the date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
2.6	"the Operation Management Plan"	a plan to be prepared by the Owner to be approved by the Council and amended from time by the Owner for approval by the Council setting out a package of measures to be adopted by the Owner in the management of the Development during its lifetime to ensure the minimisation



		<p>of harm to neighbourhood amenity and local traffic to include (but not be limited to) the following:</p> <ul style="list-style-type: none"> <li>a) provision for the appointment of an Operation Management Plan co-ordinator prior to the Occupation Date and a mechanism in place to advise the Council of direct contact details and any subsequent changes in the position;</li> <li>b) details of how the Development will be operated and managed, including the details of the management team responsible for the day to day running of the Development and to ensure that the Development has appropriate management policies and procedures in place to minimise noise impacts, nuisance and disruption to the local community and neighbours;</li> <li>c) details of measures to ensure appropriate management of the cumulative impact of the use of the Development and other adjoining developments which include late night and entertainment uses;</li> <li>d) details of the procedures to be adopted by the Owner for managing the access and egress arrangements of customers from the Development and to include details of liaison procedure to be established to ensure quiet egress from the Development;</li> <li>e) details of the opening hours, being: 09:00am to 01:00am Monday – Sunday, the hours being subject to the review of the plan under Clause 2.6(o)</li> <li>f) measures to ensure the maximum occupancy of the Development does not exceed 250 at any one time;</li> </ul>
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		<ul style="list-style-type: none"> <li>g) details of measures to deal with customer queue management;</li>   <li>h) evidence that the Owner or their representative has consulted with the local community and local community groups, including (but not limited to) the Tenants Residents Associations, Camden Town and has taken account of any representations received pursuant to such consultation prior to the submission of the plan to the Council;</li>   <li>i) a statement summarising all representations received by the Owner or their representative pursuant to the consultation under sub-clause 2.6(h) hereof;</li>   <li>j) details of the prevention measures to be adopted by the Owner or their representative to ensure noise and disturbance from the operation of the Development does not harm neighbouring amenity;</li>   <li>k) details of the code of conduct to be made available to all visitors to the Development setting out the standards by which they 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;</li>   <li>l) information about the Owner's representative (including website and contact details) to be available at all times to local residents and Council officers to ensure that any issues, incidents or concerns affecting local residents can be dealt with in an efficient manner and to create a method of</li> </ul>
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		<p>communication for local residents to raise any issues;</p> <p>m) details of a formal complaints procedure for the Owner and/or their representative 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 what process is to be followed if an issue cannot be dealt with internally by the Owner or their representative;</p> <p>n) to secure a mechanism for the dissemination of information about the effective on-going management of the Development;</p> <p>o) to identify means of ensuring the provision of a mechanism for the first review of the plan 12 (twelve) months after the Occupation Date (or at such other time as reasonably requested by the Council to address any concerns with operational issues) taking into account consultation with local residents and ensuring the plan is updated upon receipt of results of the review and further approved in writing by the Council;</p> <p>p) 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</p>
2.7	"the Parties"	mean the Council the Owner and the Mortgagee
2.8	"the Planning Application"	a planning application in respect of the development of the Property submitted to the Council and validated on 22 December 2020 for which a resolution to grant permission



		has been passed conditionally under reference number 2020/5876/P subject to conclusion of this Agreement
2.9	"Planning Obligations Monitoring Officer"	a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to Section 106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof
2.10	"the Planning Permission"	a planning permission granted for the Development substantially in the draft form annexed hereto
2.11	"the Property"	the land known as Lower Basement and Upper Basement of the Atrium Building, Stables Market London, Camden NW1 8AH the same as shown shaded grey on the plan annexed hereto

3. **NOW THIS DEED WITNESSETH** as follows:-

- 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 and Section 1(1) of the Localism Act 2011 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 clauses 1, 2, 3, 5, 6, 7, 8 and 9 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.

4. **OBLIGATIONS OF THE OWNER**

The Owner hereby covenants with the Council as follows:-

4.1 **OPERATION MANAGEMENT PLAN**

4.1.1 On or prior to Implementation to submit to the Council for approval the Operation Management Plan.

4.1.2 Not to Occupy or permit Occupation of any part of the Development until such time as the Council has approved the Operation Management Plan as demonstrated by written notice to that effect.

4.1.3 After 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 Operation Management 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 Operation Management Plan.

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 Development 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 planning reference 2020/5876/P the date upon which the Development will be 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 jointly and severally 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 Borough Solicitor 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 2020/5876/P.



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, 2<sup>nd</sup> Floor, 5 Pancras Square, London, N1C 4AJ and sent to planning obligations on [PlanningObligations@camden.gov.uk](mailto:PlanningObligations@camden.gov.uk) quoting the planning reference number 2020/5876/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 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 Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith 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 or 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 the Mortgagee or any other mortgagee or chargee of the whole or any part of the Property or any receiver appointed by such mortgagee or chargee or any person deriving title through such mortgagee, chargee or receiver unless such 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 a Deed the day and year first before written

**EXECUTED AS A DEED BY CAMDEN  
MARKET ESTATE HOLDINGS  
LIMITED** (a company incorporated in  
the British Virgin Islands) )



by Eylon Garfunkel .....

and Margarita Milosavljevic .....

being persons who in accordance with the )  
laws of the territory are acting under the )  
authority of the company )





CONTINUATION OF SECTION 106 AGREEMENT IN RELATION TO  
LOWER BASEMENT AND UPPER BASEMENT OF THE ATRIUM BUILDING  
STABLES MARKET LONDON, CAMDEN NW1 8AH

EXECUTED AS A DEED BY )  
PIAZZA (CAMDEN) LTD )  
acting by a Director )

..... [REDACTED] .....

Director

In the presence of:

Signature of Witness..... [REDACTED]

Name of Witness..... NATALIA KAKOLSKA

Address..... 1-7 DOCKRAY PLACE LONDON NW1  
8AH

**CONTINUATION OF SECTION 106 AGREEMENT IN RELATION TO  
LOWER BASEMENT AND UPPER BASEMENT OF THE ATRIUM BUILDING  
STABLES MARKET LONDON, CAMDEN NW1 8AH**

**EXECUTED AS A DEED BY  
TRIANGLE EXTENSION'S LIMITED** )  
a company incorporated in )  
the British Virgin Islands) )



by Eylon Garfunkel .....

and Margarita Milosavljevic .....

being persons who in accordance with the )  
laws of the territory are acting under the )  
authority of the company )



CONTINUATION OF SECTION 106 AGREEMENT IN RELATION TO  
LOWER BASEMENT AND UPPER BASEMENT OF THE ATRIUM BUILDING  
STABLES MARKET LONDON, CAMDEN NW1 8AH

EXECUTED AS A DEED BY A DULY )  
AUTHORISED SIGNATORY FOR AND )  
ON BEHALF OF )  
CBRE LOAN SERVICES LIMITED )

 ..... Joseph Gedd.....  
Authorised Signatory )  
Authorised Signatory

 .....  
Authorised Signatory/Witness

MARINA FERREIRA

CBRE Loan Services  
Henrietta House  
Henrietta Place  
London  
W1G 0NB



CONTINUATION OF SECTION 106 AGREEMENT IN RELATION TO  
LOWER BASEMENT AND UPPER BASEMENT OF THE ATRIUM BUILDING  
STABLES MARKET LONDON, CAMDEN NW1 8AH

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

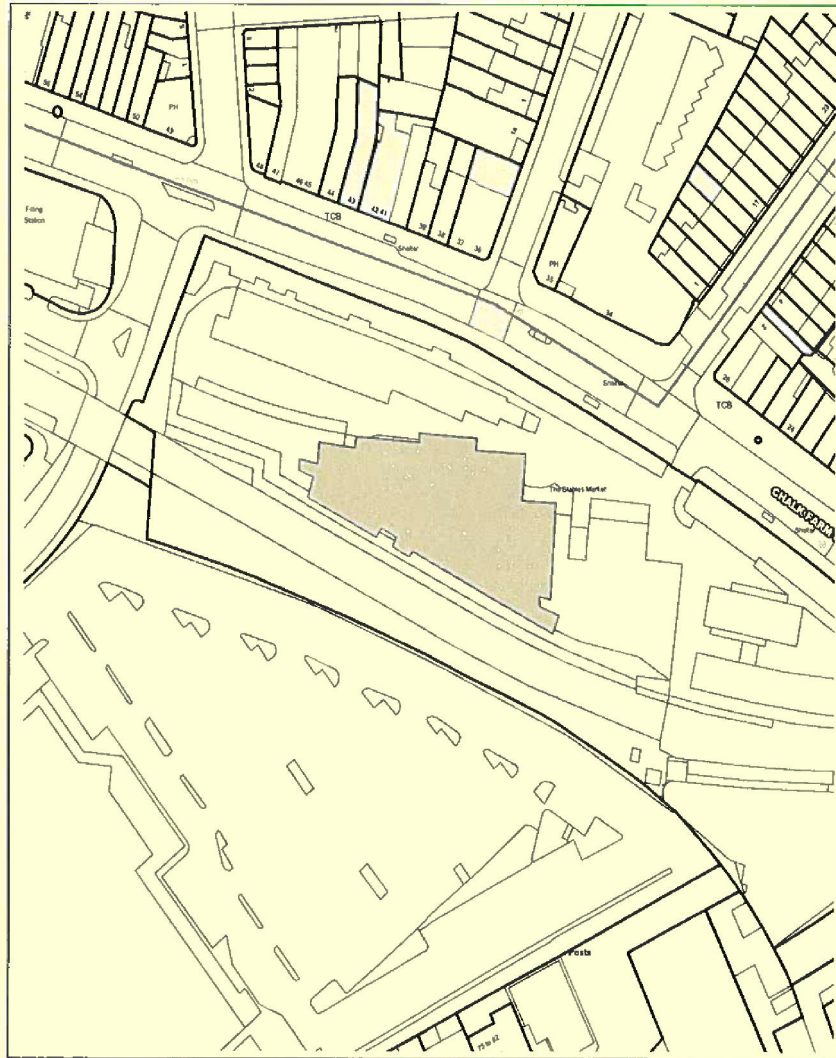


..... [Redacted Signature]

Authorised Signatory

Andrew Maughan  
Borough Solicitor

## STABLES MARKET ATRIUM BUILDING 2020/5876/P



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Application ref: 2020/5876/P  
Contact:  
Tel: 020 7974  
Date: 25 March 2022



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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Andrew Jackson  
Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY  
United Kingdom

Dear Sir/Madam

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

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**Lower Basement and Upper Basement of the Atrium Building**  
**Stables Market**  
**London**  
**Camden**  
**NW1 8AH**

Proposal:  
Use of the site for interactive entertainment which includes a combination of immersive theatre and team challenges (sui generis).

Drawing Nos: Drawings titled Atrium upper basement location plan, Atrium lower basement location plan, Atrium upper basement existing use, Atrium lower basement existing use, Atrium upper basement proposed use, Atrium lower basement proposed use, Atrium upper basement existing and proposed GIA, Atrium lower basement existing and proposed GIA, all dated 17/11/2020, and CM-GA-S0001.

Cover letter dated 17/12/2020, Air quality basic assessment dated 16/12/2020, Sustainability statement revision 02 dated 21/05/2021, and Operational Management Statement rev 2 received 21/06/2021.

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

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



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

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings titled Atrium upper basement location plan, Atrium lower basement location plan, Atrium upper basement existing use, Atrium lower basement existing use, Atrium upper basement proposed use, Atrium lower basement proposed use, Atrium upper basement existing and proposed GIA, Atrium lower basement existing and proposed GIA, all dated 17/11/2020, and CM-GA-S0001.

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

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of use, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.

- 6 Cycle storage for 16 cycles shall be installed in their entirety in accordance with approved drawing ref: CM-GA-S0001 prior to commencement of the use hereby approved and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 The maximum occupancy of the site for the use hereby approved shall not exceed 250 people (including visitors and staff) at any one time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

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 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

**Yours faithfully**

**Supporting Communities Directorate**