

Your Ref:

Our Ref: JOB/Meteor

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27 May 2015

By First Class Post

Dear Sirs

OUR CLIENT: METEOR INVESTEMENTS LIMITED
PROPERTY: 87/95 RYE LANE, PECKHAM, SE15 5EX

We act on behalf of Meteor Investments Limited in connection with the above property who has owned the property since May 1993.

Our client has recently applied for and has been granted Planning Permission for Change of Use (14/AP/3398) relating to the first floor use with a new DDA compliant entrance for staff and customers that would open out into Moncrieff Street as part of the planning.

Our client exchanged Agreements for Lease on 14 April 2015 with the market leader in gym operation, The Gym Limited. The lease to be granted would be for a minimum of 15 years providing employment and would be a beneficial local amenity.

Before the lease can be formally completed, the Agreement for Lease requires the satisfaction of two elements, the first being the grant of planning permission (which has now been satisfied) and the second being the relocation of the street trader whose pitch is currently located directly outside the proposed new entrance on Moncrieff Street. The new entrance will also be an emergency escape route and therefore our client has to consider Health and Safety issues as well.

We are aware that under LLA 1990 Part 3 Street Trading S 28 1 (a) The Council has the ability to de-designate a pitch if by doing so this will allow an amenity to be provided that will have obvious benefits to the area.

Our client has approached the street trader regarding a commercial settlement for them to move from their current pitch to allow this development to proceed. Our client is aware that there are two other pitches available further down Moncrieff Street closer to the cinema but still in line with their current pitch. Unfortunately our client has been unable to reach a commercial settlement with the street trader which leaves our client no other option but to approach the Council directly to ask them to take this matter to the next available committee meeting and review the merits of their proposed development as the gym will benefit the local area and also provide additional employment.

Our client respectfully requests that the Chairperson calls a Committee Meeting for this matter to be reviewed; if the street trader cannot be relocated and the pitch de-designated then the lease cannot complete with The Gym Limited and this new amenity, which will undoubtedly benefit the local area, will not proceed.

Yours faithfully



WOODROFFES

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