

From: Tucker Matt: H&F

Sent: 23 April 2025 08:43

To: 'Barclay Road Residents' [REDACTED]

Cc: Overton Adrian: H&F <Adrian.Overton@lbhf.gov.uk>

Subject: RE: Supplemental due to lack of discussion 2025_00256_LAPR St Paul's GreenFwd: No answer yet on my 13 April email to licensing ref Fwd: Concerns re: 2025/00256/LAPR: St Pauls Green- Park: St Pauls Green Hamms Bridge Road vary licence so it can be used thr

Dear Charlotte – thanks for the three e-mails concerning the above application.

I am sorry that you found difficulties getting hold of us last Thursday. As Lorna is now on maternity and we are awaiting the commencement of a maternity cover replacement, I am currently dealing with her work as well as my own as the Team Leader. I was working on very reduced hours Thursday as I had already dedicated the vast majority of my time dealing with other time-critical applications at the start of the week and Adrian was on leave Thursday too. None of us were working the Good Friday or Easter Monday either as they are both bank holidays.

I understand that Adrian has replied to your points of 13 and 17 April 2025 by way of telephone call. I have done my best to respond to the relevant points made in your substantial comments of 21 April 2025 (sent at 3.29am) and 22 April 2025 (sent 12:11pm and 1:39pm) following conversation with our Legal Team:

Your comments in Paragraphs A, 2(a), 2(b and 2(c), regarding how the application has been treated by us, as a licensing authority:

The Applicant is applying for a full variation of their Premises Licence under the Licensing Act 2003 (the Act) and, as a licensing authority, we are satisfied that this meets the principles of a full variation under Section 34 of the Act (<https://www.legislation.gov.uk/ukpga/2003/17/section/34>). Contrary to your statements, not only do we consider the application to be valid, this does not represent such a departure for it to be submitted by way of a new application under Section 17 of the Act (<https://www.legislation.gov.uk/ukpga/2003/17/section/17>). However, once the Sub-Committee make their decision on the application, upon receipt of the Full Decision and reasons, you are freely entitled to appeal the decision by way of the Magistrates Court within 21 days of receipt should you so wish. Legal have reiterated this view. Also, treating this as a Full Variation has not presented you with any material disadvantage as you have had the same 28 day window of opportunity to comment as you would have if this was an entirely new application.

In reply to Paragraph 2(d) and 2(e), regarding the premises licence plan and the previous 2024 Oktoberfest:

I cannot speak to any previous events taking place on the site, as this predates my tenure with the authority, but we would class any tents as being outdoors, as they are not an enclosed fixed space, such as a permanent-built premises would be.

I can see how the current plan might need to be changed if the application is granted and more events are accommodated. However, there is no specific requirement for the Applicant to provide any updated plan at this stage. This is because the Applicant is applying for changes to the licence itself, rather than any material change to the size or shape of the overall licensable area. A revised plan can be subsequently submitted by way of a Minor Variation process if the application is granted tonight. As you are aware, any material changes to the application that would infringe the licensing objectives would again have to be submitted by way of a Full Variation, rather than a Minor.

Also, if the application were granted, we would expect the Applicant to submit a site-specific plan, alongside an Event Management Plan, for each individual event to the Council's Safety Advisory Group, which is a multi-agency grouping designed to scrutinise any significant or large scale events. This is reflected in Condition 8 of the current licence. Obviously, if the Sub-Committee feel that any conditions of the licence need changing as part of any approval, that is within their right to do so.

In response to Paragraph 2(f), regarding food being served with alcohol:

The Applicant is freely entitled to submit any additional conditions they feel necessary in support of their application. There is also no specific requirement under the Act requiring the Applicant to volunteer a 'food only' condition in the event of alcohol being consumed. As mentioned, ultimately, the Licensing Sub-Committee will decide if the application is granted and, if so, whether any additional conditions are merited.

In response to your Paragraph B, you have asked for a copy of the contract between the Events Team and Oktoberfest:

This is not relevant to the specific variation application, but ultimately that is something that I can take up separately with the Events Team. Ultimately, however, if there are valid reasons for you not being provided those documents, such as commercial confidentiality, we would have to take a view on, or respect, that. Again, as mentioned above, any forthcoming event for Oktoberfest would come to the Safety Advisory Group per Condition 8.

In response to your Paragraph C, regarding the Council being the Premises Licence Holder:

This is perfectly allowed under the Act. As with any premises licence holder, any granted variation would come with it the expectation that they comply with the terms of the premises licence. Such a model is employed by other local authorities. As mentioned again, this would be done by way of the Safety Advisory Group process to safeguard against any event-related concerns. Also, contrary to your view, the Council as licensing authority, is permitted to undertake a review of any premises licence. However, as with any licence-holder, we would normally work with any licence holder over any issues before taking the decision to Review, as per our stepped approach to enforcement.

In reply to your comments in Paragraph D about other parks applying for, or making change to existing premises, licences:

Ultimately, it is the decision of the Council, as landowner, whether they permit any licences, or extension of licences, on any publicly owned sites in their possession. Any new applications, or full variations would, as you will be well aware, would be subject to 28 days public comment. As I have already established, every separate event does not require a specific licence. They can operate under the umbrella of any premises licence in place, provided of course the event complies with the terms of that licence.

In response to your comments about Planning:

By your own acknowledgment, planning considerations are not relevant to this licensing application. As with any licence-holder or applicant, we would suggest that any necessary planning permissions need to be made to the right authorities and Planning are the best people to consult with in the first instance.

Further statements made in Paragraph F:

Duly noted, but I feel we have addressed those points relevant to the application already in the paragraphs above.

Land Registry Documents:

I appreciate you providing copies of these Land Registry documents. However, I am not sure how they are relevant to the licensing application being heard tonight. We already know that the landowner in this case is Hammersmith and Fulham and any private land issues are not relevant to whether the application is granted or not tonight.

At this point, I have to send our Committee Services Team a copy of your e-mails and this reply to them so that this can be cascaded to Members and the Applicant. Given that we are now so close to the Hearing, this leaves you with your time to present at tonight's hearing.

Regards

Matt Tucker
Interim Licensing Policy and Administration Team Leader
Licensing
Place Department
Hammersmith & Fulham Council

T: 07778 966423

E: Matt.Tucker@lbhf.gov.uk

W: www.lbhf.gov.uk

From: Barclay Road Residents [REDACTED]
Sent: 22 April 2025 12:11
To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>; Overton Adrian: H&F <Adrian.Overton@lbhf.gov.uk>; Francis Charles: H&F <Charles.Francis@lbhf.gov.uk>
Subject: Fwd: Supplemental due to lack of discussion 2025_00256_LAPR St Paul's Green
Fwd: No answer yet on my 13 April email to licensing ref Fwd: Concerns re: 2025/00256/LAPR: St Pauls Green- Park: St Pauls Green Hamms Bridge Road vary licence so it can be used...

I am re-forwarding this for publication pls for tomorrow's lic hearing.
I cannot present without this supporting evidence being published as it is quite comprehensive.
I would like the Sub-Committee to know that it was not my intention to submit at this rather late point, but last Thursday I was unable to reach anyone in licensing (bar William A., officer who could not help).
Begin forwarded message:

From: Barclay Road Residents [REDACTED]
Date: 21 April 2025 at 03:29:19 GMT+1
To: "Tucker Matt: H&F Licensing" <Matt.Tucker@lbhf.gov.uk>, "Overton Adrian: H&F Licensing" <adrian.overton@lbhf.gov.uk>
Cc: "Barclay Road Residents (admins Liberté Nuti & Charlotte Dexter) WhatsApp" <BarclayRoadResidents@gmail.com>
Subject: Supplemental due to lack of discussion 2025_00256_LAPR St Paul's Green
Fwd: No answer yet on my 13 April email to licensing ref Fwd: Concerns re: 2025/00256/LAPR: St Pauls Green- Park: St Pauls Green Hamms Bridge Road vary licence so it can be used throughout the year as opposed to a single weekend in October each year Fwd: Your Hammersmith and Fulham Email Alert Match 4
Supplemental due to lack of discussion 2025_00256_LAPR St Paul's Green

Dear Matt or Adrian, for Tuesday, 22 April, ref 23 April hearing 2025_00256_LAPR St Paul's Green

We wrote previously that our 13 April email to the H&F Licensing Authority might well have become lost via an administrative error perhaps related to officers going on maternity leave, handovers and the Easter break in our midst. We had thought that our concerns could be discussed with the Licensing Authority and Events Team, but time seems to have run out.

Please publish this email trail as a supplemental. We cannot present in 5 minutes at the hearing these points; they need to be published. We would respectfully ask the Committee to consider these although caught up in the Easter long weekend. We also ask for more time or a more question and answer format.

We have not been approached by the Events Team regarding our concerns initially submitted in the first week of March.

Our points for the LicensingSsub-Committee are as follows:

A.

1) The application states it is to vary the existing licence. We believe that this is under Section 34 of the Licensing Act 2003. **(Footnote 1)**

We believe it should be an application for a full variation of the licence under Section 17.

The application therefore is not valid. Beyond that, and were the Committee to deem it valid, then we set out our further concerns here:

— The first page of the application 2025_00256_LAPR to extend an existing licence, it is entitled:

Application to vary a premises licence under the Licensing Act 2003

— On page 18 of the application it clearly states:

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

2. Why a full variation under Section 17? Because it extends the period for which the license has effect

a) The existing licence 2024_00875_LAPR *"This licence shall be used for one Thursday, Friday and Saturday in October per year only."*

The proposed licence 2025_00256_LAPR seems to be for the entire year and thus for many years, for any day, for an unlimited number of days, but the language used on the application states, "The Council would like to have a year premises licence' and 'please remove the existing time limited [sic] condition'. We would ask the Committee to please note that 'time-limited' is not stated as a Condition on licence under the Act—timings are granted and stated on the Licence, so this request is confusing and also steers in the direction of the application not being valid.

b) The application 2025_00256_LAPR purportedly proposes to request the extension of the period for which the existing licence 2024_00875_LAPR has effect. It seems that this is a request for as many years as the annual licence fee continues to be paid (if in fact the Council pays itself a fee; we would be interested in knowing the answer), for any day in the year and as many days as possible to 'allow more frequent events to take place brings extra income into the council budget and choice of events for residents'.

We note that no consideration is given for the use of the land, allowing the grass to not be overused etc. This is an entirely new licence, to be fair. The management of this open space requires a plan for management of the grass if multiple events will be taking place on even more frequent days or multiple days per week or month. Could the Committee please explain their thoughts about such a plan that they surely have had sight of.

c) In addition, the application should be a full variation under Section 17 because the applicant is requesting to vary substantially the premises.

The substantial variation is adding the sale by retail of alcohol for INDOORS, which it should because a 'tent' is INDOORS.

d) 1. Plans: The plans for the proposed licence show no tents, but tents were used last year on the time-limited, one year and 3- day-limited to October 2024 licence. The plans need updating and far more information about access/egress, safety measures/temporary lighting in this very dark area at night at any time of year, but especially at least 7 months of the year. Perhaps the committee has had sight of a complete operating plan which gives answers to these apparently omitted points. I made a site visit. It is a confusing place to navigate on foot (and on crutches, which I am using at the moment) and Uber cars drop you inevitably at the wrong place where there are no zebra crossings etc. Suffice it to say, people do find their way in, but after several 1.5 liter beers the Committee could consider what the implications are for safe passage to public transport—a significant point in the Act and in the H&F Licensing Policy. One needs a good 10 minutes to get to Hammersmith Station tubes; when well refreshed from an Oktoberfest where the first 1.5 liter beer is included in the ticket, but food is not included, one can only imagine....

e) The existing licence 2024_00875_LAPR was used in October 2024 for a beer festival, namely an Oktoberfest for up to 4,999 attendees at any one time, with tents comprising 200 tables for 8 people per table(1,600), as well as outdoors and indoor (tents) areas for vertical drinking.

These tents do not benefit from a proper alcohol and entertainment, music etc licence in the existing licence. Not a minor oversight from a public safety, escape routes points of view.

f)

- Several thousand tickets are available for vertical drinking (no seating).

- They will have 200 tables for 8 persons per tables, so 1600 attendees.

- Attendees purchase in advance their entrance ticket with one 1.5 liter beer included.

- Attendees may also purchase further, in advance, one to unlimited beer steins @1.5 liters each for £14.00.

- No food may be purchased in advance.

We note that there are no conditions on the existing or proposed variation regarding food shall be available, or substantial food must be purchased with each order of beer.

The sun sets at 18:00 on 18 Oct 2025 and at 17:46 on 25 October 2025 in London, Google tells us.

One must conclude: this is an alcohol fueled event in the dark of the Autumn. Fair enough. I've bought my tickets!

e) On Page 61 of 119 pages on legislation.gov.uk it Schedule 3 variation 5 (**Footnote 3**)

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies. you must include a description of where the place will be and its proximity to the premises

*2. Where taking place in a building or other structure please tick as appropriate (**indoors may include a tent**).*

B.

We have asked for sight of the contract used last year with London Oktoberfest. We would like sight of the risk assessments, walkways, what will be fenced off, how attendees will be guided safely across this dark nighttime area to cross roads without zebra crossing to reach the tube or to order an Uber cab. It is unclear to us how this works without great risk to all who enjoyed an evening of beer, music, dance. Surely all the Conditions on the existing licence must be wrapped up in a thick booklet of operation plans, risk assessments etc. Where is that to be seen?

C. We love Oktoberfests, but this area is very dark at night as it is not used at night by anyone, so lighting is at a minimum.

Has the H&F Community Public Safety Team had sight of this application in detail? Lack of comment does not mean that they condone the plan to use this space any day/night of the year and until almost midnight, for any type of event.

Each event is unique, is it not? Each event has potential consequences as those relate to the four licensing objectives and they are supposed to be assessed in detail before a specific licence is even granted for a specific event.

C.

The Council is applying to be the Premises Licence holder and will sign contracts with a third party who will hold/put on an event. The Premises Licence Holder will remain the Council/Emma Gerrard.

There should be a legal opinion available about this rather circuitous route to 'making money for the budget'. The liabilities involved could be very substantial. Not only public safety but also malicious acts ie a plan to take over the event etc. Is the Council in the business of dealing with such and is this all covered in a specific operating plan for each event that will take place?

Oktoberfests are very much associated with another major European country; political tensions are very high.... these things need to be considered anew and the Licensing Act 2003 gives the Committee every right to consider such. Assuming the police have advised on this very matter, it would be good to have assurances from the Committee to residents, that although such plans are highly confidential, they are in place and reviewed several times a year as the political climate rapidly changes around us. It would be reassuring to see a model plan.

We saw Section 60 notices this past Thursday for the Chelsea Warsaw game in our very neighbourhood; pubs were shut down as Police honed in on suspects from an Aston Villa game in 2023. Successful arrests were made in that regard and others as well. The Police might choose to do similar at events held anywhere in our borough. This is not a side issue; the Council wants an umbrella licence for this public park/space and probably for other parks/spaces. Who is liable for what if the Police suddenly shut down or close off the event via Sec 60 notices for stop and search? Will the Council owe Oktoberfest London money? Not a licensing matter, but very much related..

We have previously requested a discussion about liabilities etc. In essence, the Council cannot be jury and judge at the same time. Each event organiser should apply for their own licence for an event that they then contract with the H&F Council to hold on this St Paul's Green, which apparently is owned by the Council vs by St Paul's Church or the Diocese of London or by the Church Commissioners (as is the case with Bishops Park). The Council should be liable for nothing regarding these events. That is the point. Why burden residents, ie Council taxpayers?

A further point is this; if something goes wrong, under the Licensing Act 2003, a Review may be called, but the Council would not call a review on itself and the Police would not call a review on the Council and residents do not have the financial resources to call a Review on the Premises Licence Holder ie the Emma Garrard. A victim of crime, disorder, lack of public safety measures, the harm of a child or children, the harm of various nuisances leading to tragedy or similar might call a Review as part of a larger legal case.

This application purports to suggest that the H&F Council would be granted an umbrella licence for whatever event takes place on St Paul's Green. The Licensing Act seeks to make a Premises Licence Holder accountable for everything that takes place Indoors/outdoors in/at a premises. Why would H&F Council take on the risk of extremely high liability when the third party has the insurance for just that?

D.

Other parks in the the Borough are confused and concerned about this application. We agreed to front these concerns as they are numerous. Although there is no precedent in licensing, if this licence is granted, the Events Team will surely seek similar umbrella licences for all other parks in the Borough. This is exactly the opposite of what the friends groups of our parks want for the peaceful enjoyment of their parks by residents.

We contend that each event needs a specific licence; this means that each event would be applied for and in turn residents and friends groups could have a say in the process via licensing as well as planning.

E. Planning

Although planning is not material to a licensing application, we would point out that these events need planning permission as well as a licence for alcohol, music, 'hot food' if after 11pm etc. Only planning can deal properly with public safety aspects, highways matters, rubbish, certain environmental nuisance matters, parking matters, land use, temporary enclosure, as well as specific requirements under the Open Spaces Act regarding the playing of an entertainment on open space etc. There is much to be considered beyond licensing and in conjunction with licensing.

As well, the Council cannot apply to itself for planning 'permission'. It needs to apply to the Secretary of State Planning Inspectorate for 'consent'.

F.

In summary:

- This should be a full variation licensing application under Section 17:

- It is an application to extend the period indefinitely of the licence and it expands the licence to any day (and therefore all days) of the year and it needs to cover events with 'tents' ie alcohol, live music, etc indoors. The number of events are unlimited, ie not stated. Events require preparation days/built up and knock down days. A one day event usually needs at least 2 days of prep and one day of knock down. Knock down cannot take place on Sunday due to noise nuisance by laws.

- Alcohol sold INDOORS has not been taken into consideration; a tent is indoors, as per the Licensing Act 2003 and as was made clear to the committee in the 'Tent' application of Chelsea Football Club in 2023.

- The Premises Licence Holder should not be the H&F Council, and perhaps cannot be the H&F Council. Each event needs a Premises Licence Holder who takes on all the risks and liabilities related to promoting, managing and operating a specific event from pre-start to post-finish.

- Planning aspects will need to be considered as licensing is only about licensing. There is not proof of planning consent from the Secretary of State for unlimited events on unlimited days on St Paul's Green. Applying for licensing first is allowed, but planning needs to be in place before the events begin.

- There is no corpus for the H&F Council to take on undefined risks that are not clearly laid out and transferred in contracts with each third party who intends to help the Council 'to make money for the budget' as the application states.

- We suggest that the application is invalid.

In addition, it raises more questions than answers. It is neither in the interest of the Council nor its residents to grant umbrella/blanket applications for parks, open space, cemeteries and common land in the borough.

-The Committee's own colleagues need to supply more answers before the council takes on liability at this magnitude, via licences. In addition, we see no reason why the licensing Act should be used to force the Committee to grant a licence in order for the Council to gain money for the budget, as stated in point 2., above, and on the unnumbered page two of the application. Our open spaces, parks and common land are precious; we must care for them carefully, and for good reason that relates to environment, and residents (and their pets). Granting a licence is a nice thing to do for a well thought through event in a park, but granting a licence is not a right. With such comes responsibility.

-It is neither reasonable nor proportionate to grant licence for live music, alcohol etc for an unlimited number of events for an unlimited number of days for unlimited years in a limited space that has no plan for the stampede of up to 4,999 attendees at any one time, many times a year. Other open spaces who manage these types of spaces in London allow one event a year on grass. Crowds kill grass quickly. Tents kills grass/ robbing it of light, even when only for a few days, and it takes an entire season for it to recover. This might not seem to be a licensing consideration, we know. But it is, as it relates to Public Safety and Nuisance.

-We ask the Committee to reject the application. As a full variation, the existing application would no longer exist, giving the opportunity for a fresh start based on the concerns and queries above. Friends groups of parks are ready to work with the Council on longer term management of our open spaces and very careful planning regarding the granting of licences for events. We thank the committee for the opportunity tonight to say exactly that.

Footnote (1) Home office guidance note, 2

pages <https://assets.publishing.service.gov.uk/media/5a7566f3e5274a1baf95e4a3/guidance.pdf>

Footnote (2) <https://oktoberfest-tickets.co.uk/oktoberfest-uk/7nnzp-28/>

Footnote

(3) https://www.legislation.gov.uk/ukxi/2012/2290/pdfs/ukxi_20122290_en.pdf

Sincerely,

Charlotte Dexter
Barclay Road Residents

A black rectangular redaction box covering the signature of Charlotte Dexter.

Charlotte Dexter

From: Barclay Road Residents <barclayroadresidents@gmail.com>

Sent: 22 April 2025 13:39

To: Tucker Matt: H&F <Matt.Tucker@lbhf.gov.uk>

Subject: Pls publish this these two PDFs as supporting evidence to my Rep ref St Paul's Green.

Land registry Title plan/doc and land registry covenants doc.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Sent from my iPhone

These are the notes referred to on the following official copy

Title Number BGL72026

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Land Registry
Transfer of whole of registered title(s)

We hereby certify this to be
a true copy of the original

TR1

WS.
Winckworth Sherwood LLP
Minerva House
5 Montague Close
London SE1 9BB

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the transferor is a company.



Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property: LN247933
2	Property: Property forming the site and curtilage of St Paul's Church Hammersmith in the Diocese of London as the same is for the purpose of identification only shown edged red on the attached plan but excluding the areas shown coloured pink and yellow
3	Date: 9 June 2009.
4	Transferor: CHURCH COMMISSIONERS FOR ENGLAND <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:
5	Transferee for entry in the register: THE LONDON DIOCESAN FUND - Company Registration No. 150856 <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:
6	Transferee's intended address(es) for service for entry in the register: London Diocesan House, 36 Causton Street, London, SW1P 4AU
7	The transferor transfers the property to the transferee

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

R.S.

8	Consideration
☐	The transferor has received from the transferee for the property the following sum (in words and figures):
☒	The transfer is not for money or anything that has a monetary value
☐	Insert other receipt as appropriate:
9	The transferor transfers with
☐	full title guarantee
☒	limited title guarantee
10	Declaration of trust. The transferee is more than one person and
☐	they are to hold the property on trust for themselves as joint tenants
☐	they are to hold the property on trust for themselves as tenants in common in equal shares
☒	they are to hold the property on trust: as Diocesan Authority on behalf of The Parochial Church Council of St Paul Hammersmith pursuant to the Parochial Church Councils Measure 1956
11	Additional provisions
	(a) This Transfer is made by the Transferor in exercise of the powers and provisions of the Pastoral Measure 1983
	(b) The Property is transferred subject to all rights of way water light and other easements (if any) affecting the same
	(c)(i) As provided by section 62(1) of the Pastoral Measure 1983 the following covenants on the part of the Transferee shall be enforceable as if the Transferor were the owner of adjacent land and the covenants were expressed to be entered into for the benefit of that adjacent land and (in the case of covenants of a positive nature) as if they were negative.
	(ii) The burden of the following covenants is intended to bind and binds each and every part of the Property into whosoever hands it may come
	(iii) The Transferee covenants with the Transferor:
	(aa) Not to use the Property for any purpose other than for any purpose other than for any ecclesiastical or other charitable purposes affecting the parish of St Paul Hammersmith and community purposes and ancillary purposes
	(bb) Not to use the Property for any illegal or immoral purpose or for any purpose which may be or

become nuisance annoyance or disturbance to the Transferor or which shall (in the opinion of at least two of the following: the bishop for the time being of the diocese in which the Property is situated, the dean for the time being of the cathedral which is the seat of the said bishop and the archdeacon for the time being of the archdeaconry in which the Property is situated) be offensive to the principles and practice of the Christian faith

(cc) Not to demolish any building nor to erect any new or additional structure or building on the Property

(dd) Not to disturb any human remains interred in the Property

(ee) Within six months of today's date to carry out to the satisfaction of the Transferor's surveyor the works necessary to make all buildings on the Property wind and watertight and thereafter to keep such buildings in the like condition and to such satisfaction

(ff) Not to make any architectural or structural changes in any building on the Property except in accordance with plans previously submitted to and approved in writing by the Transferor

(gg) Not to damage any tombstone monument or memorial in the Property nor, without the Transferor's consent, to remove or disturb any such

(hh) To give access at reasonable times to all persons wishing to visit the former church or to tend particular graves in the Property, provided such persons have made prior written application to the Transferee

(ii) To give access at reasonable times and on reasonable notice to the Transferor's surveyor to enable him to inspect the works to be undertaken by the Transferee in accordance with these covenants

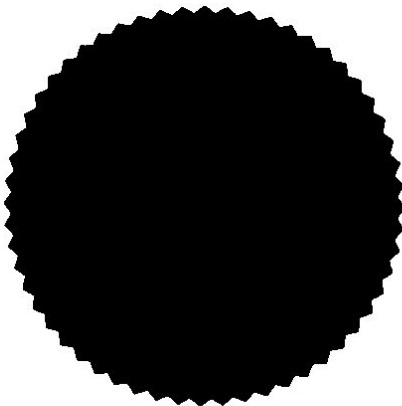
(c) The Property is held by the Church Commissioners for England, an exempt charity

(d) The land transferred will as a result of the transfer be held by a non-exempt charity and the restrictions on disposition imposed by Section 36 of the Charities Act 1993 will apply to the land (subject to Section 36(9) of that Act

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

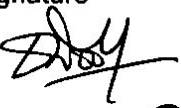
12 Execution

EXECUTED AS A DEED by affixing of the Common Seal of the Church Commissioners in the presence of:



Richard Sanders.
Authenticating Officer

Signed as a deed by THE LONDON DIOCESAN FUND by two of its Directors or by one Director and its Secretary:

Signature		Director
Signature		Director / Secretary

WARNING
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



INDEX MAP PLAN



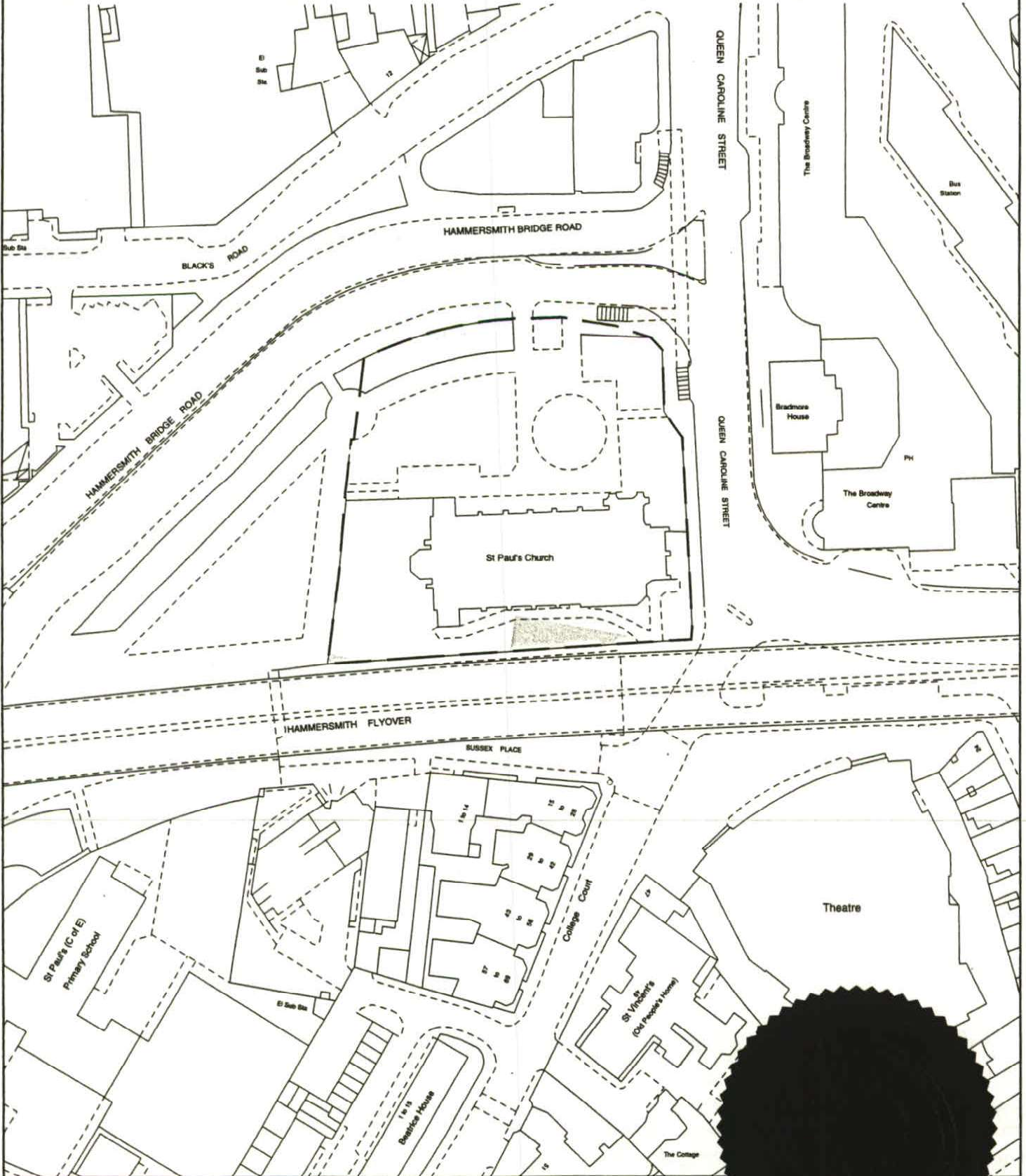
Plan prepared on 21/12/2005 at 00:00:01

ORDNANCE SURVEY MAP REFERENCE:

TQ2378SW

SCALE 1:1250

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This plan should be read in conjunction with result X31SUEB

[Handwritten signature]

AUTHENTICATING OFFICER



0388002002

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 17 JAN 2019 AT 15:33:17. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, BIRKENHEAD OFFICE.

TITLE NUMBER: BGL72026

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

HAMMERSMITH AND FULHAM

- 1 (06.07.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being St. Pauls Church, Queen Caroline Street, London (W6 9PJ).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (06.07.2009) PROPRIETOR: THE LONDON DIOCESAN FUND (Co. Regn. No. 150856) of 36 Causton Street, London SW1P 4AU.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (06.07.2009) A Transfer dated 9 June 2009 made between (1) Church Commissioners For England and (2) The London Diocesan Fund contains covenants.

-NOTE:-Copy filed.

- 2 (06.07.2009) The land is subject to the rights mentioned in the Transfer dated 9 June 2009 referred to above.

End of register

HM Land Registry

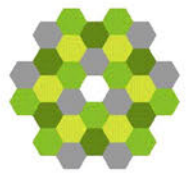
Official copy of title plan

Title number **BGL72026**

Ordnance Survey map reference **TQ2378SW**

Scale **1:1250**

Administrative area **Hammersmith and Fulham**



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