

Lifestory  
160 Borough High Street  
London, SE1 1LB  
020 3540 9890  
sbangs@lifestory.group  
lifestory.group



**Katharine Ford**  
The Cinema Museum  
The Masters House  
1 Dugard Way  
London SE11 4TH

23<sup>rd</sup> December 2019

Dear Katharine,

### **Anthology Kennington Stage**

Thank you again for your time at our meetings to discuss the recent planning feedback that we have received and how this may impact the future relationship between Lifestory and the Cinema Museum.

As we discussed, there are four planning scenarios that could come to pass for our proposed redevelopment of the site:

1. Permission is granted for the submitted application by LB Lambeth early in 2020.
2. Permission is granted for an alternative application by LB Lambeth before end May 2020.
3. Permission is secured for the site via an appeal to the Planning Inspectorate.
4. Planning is not secured via any of the three routes set out above.

As we discussed, should either scenario 1 or 2 be realised, our offer to the Cinema Museum (TCM) would be as follows:

- TCM to be granted a four-year lease at a peppercorn
- TCM have until that lease expires to acquire the Masters House, the Male Receiving Wards and the Gatehouse for £1million
- This will be on the basis of a 999-year lease
- The red line around the Masters House will be on the basis of our correspondence from August of this year
- The £1million premium payable by TCM will be re-invested back into the development works for the refurbishment and upgrade of the TCM buildings.

Should scenario 3 be realised, the above terms remain aside from the £1million premium being reinvested back into the development works as this sum will be needed to fund the appeal process.

In the event that the planning process has been unsuccessful and scenario 4 is the

outcome, Lifestory will be obliged to sell our interest in the site with a view to seeking the maximum price payable for the former nursing home, the current Cinema Museum buildings, or the two land holdings combined.

The land will be openly marketed and The Cinema Museum will be very welcome to bid but we will not be able to offer any favourable terms under this scenario.

We have always sought to be clear with the Cinema Museum that we are keen to work with you to secure the optimum outcome for all concerned. We have made a firm and, we believe, favourable offer to allow the Museum to acquire your buildings whilst committing our support towards your redevelopment works should our planning permission be forthcoming.

In conclusion, we remain confident that we will be able to secure a planning permission from LB Lambeth and our conversations with the Authority continue to be positive. However, we realise the importance of the Museum and that you must be prepared for any planning scenario. Therefore, I hope that this letter is helpful in providing clarity on the implications of the possible planning outcomes.

Yours sincerely

Steve Bangs  
Managing Director

cc. Neil Sams – Lifestory