



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 37

Ref: LON/00BK/LVT/2011/0005

**Ground Floor, Penthouse and flats 1 to 14 Consort Lodge, 34/35 Prince Albert Road,
NW8 7LX**

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

DECISION

Decision summary

1. The leases in question are varied as per the orders attached for the reasons given in my interim decision dated 20 December 2011 and on the basis of the matters set out below.

Background

2. This decision should be read in conjunction with my decision dated 20 December 2011.

3. In response to my comments in my interim decision, the Applicant, via its agent Mr Unsdorfer of Parkgate Aspen, in a letter dated 13 January 2012, amended the proposed variation of the leases to the following:-

- In clause 5(5)(g)¹ deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb)² deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines
- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'

4. Mr Unsdorfer told the Tribunal in a letter dated 18 January 2012 that he had that day sent copies of his letter of 13 January 2012 to each Respondent.

Decision

5. The Tribunal is satisfied that the amended variations of the leases as proposed by the Applicant are now correct³ and the leases in question are varied as per the orders attached.



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Mark Martynski
Tribunal Chairman
29 March 2012

¹ Not 5(g) as set out in Mr Unsdorfer's letter of 13 January

² Not 5(h)(bb) as set out in Mr Unsdorfer's letter of 13 January

³ Save to note that the last variation to paragraph 1.(1)(b) of the Fifth Schedule does not relate to flats 9, 10, 11 & 12 as the leases for these flats do not include this clause



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Ground Floor Flat, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents


Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

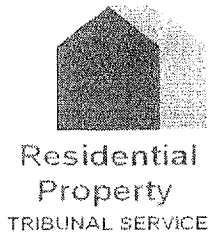
The Respondent's lease dated 19 March 1991 filed with H.M. Land Registry under Leasehold title number NGL682302 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 1, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 20 February 1987 filed with H.M. Land Registry under Leasehold title number NGL586537 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012

LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 2, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

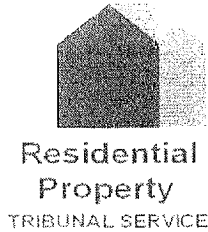
The Respondent's lease dated 3 November 1987 filed with H.M. Land Registry under Leasehold title number NGL827749 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 3, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 1 October 1986 filed with H.M. Land Registry under Leasehold title number NGL574176 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 4, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

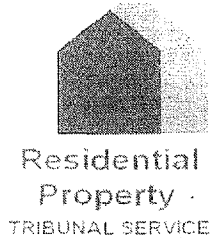
The Respondent's lease dated 18 March 1986 filed with H.M. Land Registry under Leasehold title number NGL552762 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 5, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 5 June 1986 filed with H.M. Land Registry under Leasehold title number NGL557941 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 6, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

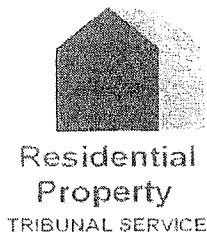
The Respondent's lease dated 14 April 1986 filed with H.M. Land Registry under Leasehold title number NGL552927 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 7, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

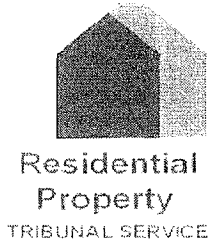
ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 22 August 1996 filed with H.M. Land Registry under Leasehold title number NGL576982 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'

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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 8, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 2 April 1986 filed with H.M. Land Registry under Leasehold title number NGL551671 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines

- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-
'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 9, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 2 April 1986 filed with H.M. Land Registry under Leasehold title number NGL552166 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines



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Mark Martynski
Tribunal Chairman
29 March 2012



Residential
Property
TRIBUNAL SERVICE

LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 10, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 2 April 1986 filed with H.M. Land Registry under Leasehold title number NGL552167 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 11, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

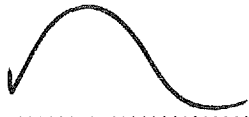
Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 2 April 1986 filed with H.M. Land Registry under Leasehold title number NGL552054 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines



Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 12, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

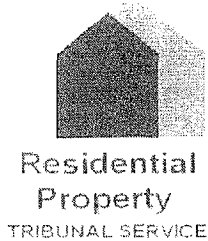
ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 2 April 1986 filed with H.M. Land Registry under Leasehold title number NGL552055 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 13, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 24 September 1986 filed with H.M. Land Registry under Leasehold title number NGL574665 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines
- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-

'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012

LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Flat 14, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

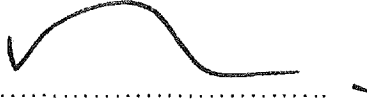
Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 27 May 1986 filed with H.M. Land Registry under Leasehold title number NGL556942 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines
- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-

'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012



LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1987 SECTION 35

Ref: LON/00BK/LVT/2011/0005

Penthouse Flat, Consort Lodge, 34/35 Prince Albert Road, NW8 7LX

Consort Lodge Management Limited

Applicant

**The leaseholders of Ground Floor, Penthouse
and flats 1 to 14 Consort Lodge**

Respondents

Tribunal: Mr M Martynski (Solicitor)

ORDER FOR VARIATION OF A LEASE

The Respondent's lease dated 1 August 1985 filed with H.M. Land Registry under Leasehold title number NGL749056 is as of 27 March 2012 varied as follows:-

- In clause 5(5)(g) deleting the words:-
'air conditioning' in the second line
- In clause 5(5)(h)(bb) deleting the words:-
'air conditioning to the demised premises' in the first line
- In the continuation of clause 5(5)(h) after sub-clause (bb) deleting the words:-
'in either case' in the first line
'or air conditioning' in the penultimate and last lines
- In paragraph 1.(1)(b) of the Fifth Schedule deleting the sub-clause:-

'(aa) chilled water for air conditioning'



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Mark Martynski
Tribunal Chairman
29 March 2012