

DATED

31st OCTOBER

2012

(1) THE SECRETARY OF STATE FOR TRANSPORT

-and-

(2) LCR ST PANCRAS CHAMBERS LIMITED

-and-

(3) HS1 LIMITED

-and-

(4) MANHATTAN LOFT ST PANCRAS APARTMENTS LIMITED

-and-

(5) BARCLAYS BANK PLC

-and-

(6) THE MAYOR AND THE BURGESSES OF
THE LONDON BOROUGH OF CAMDEN

DEED OF VARIATION

Relating to the Agreement dated 12 July 2006
Between the Mayor and the Burgesses of the
London Borough of Camden,
The Secretary of State for Transport, London & Continental Railways Limited, London &
Continental Stations & Property Limited, St Pancras Chambers Investments Limited and
Manhattan Loft Corporation Limited
under section 106 of the Town and
Country Planning Act 1990 (as amended)
Relating to development at premises known as
St Pancras Chambers

Andrew Maughan
Head of Legal Services
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 6007
Fax: 020 7974 2962

CLS/COM/JL/1685.867
DOVVFINAL

THIS AGREEMENT is made on the 31st day of October 2012

BETWEEN

1. **The Secretary of State for Transport** of Great Minster House, 76-Marsham Street, London, SW1P 4DR (hereinafter called "the Owner") of the first part
2. **LCR St Pancras Chambers Limited** (Co. Reg. No. 05777113) whose registered office is at 3rd Floor, 183 Eversholt Street, London NW1 1AY (hereinafter called "LCR") of the second part
3. **HS1 Limited** (Co. Regn. No. 03539665) whose registered office is at 73 Collier Street, London N1 9BE (hereinafter called "HS1") of the third part
4. **Manhattan Loft St Pancras Apartments Limited** (Co. Regn. No. 0550369) whose registered office is at 12 Queen Anne Street, London W1G 9AU (hereinafter called "the Developer") of the fourth part
5. **Barclays Bank PLC** (Co. Regn. No. 01026167) of 1 Churchill Place, London E14 5HP (hereinafter called "the Mortgagee") of the fifth part
6. **The Mayor and Burgesses of the London Borough Of Camden** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the sixth part

WHEREAS:

- 1.1 The Council, the Owner, London and Continental Railways Limited, London and Continental Stations and Property Limited, St Pancras Chambers Investments Limited and Manhattan Loft Corporation Limited entered into an Agreement dated 12 July 2006 pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
- 1.2 The Owner is registered at the Land Registry as the freehold proprietor of the Site with Title Absolute under title number NGL809675.
- 1.3 LCR is the registered leasehold owner of the Site registered at the Land Registry under title number NGL869820.

- 1.4 HS1 is the registered leasehold owner of the Site registered at the Land Registry under title number NGL914163.
- 1.5 The Developer is the registered leasehold owner of part of the Site registered at the Land Registry under title number NGL904039.
- 1.6 The Council is the local planning authority for the purposes of the Act and considers it expedient in the interests of the proper planning of its area that the Development of the Site should be restricted or regulated in accordance with this Agreement.
- 1.7 A new Planning Application in respect of the Site to amend the Original Planning Permission was submitted to the Council by the Developer for which the Council resolved to grant permission conditionally subject to the conclusion of this Agreement.
- 1.8 This Agreement is made by virtue of the Town and Country Planning Act 1990 Section 106 (as amended) and is a planning obligation for the purposes of that section.
- 1.1 The Mortgagee as mortgagee under a legal charge registered under Title Number NGL904039 and dated 30 April 2009 is willing to enter into this Agreement to give its consent to the same.
- 1.9 Without prejudice to the terms of the other covenants contained in the Existing Agreement the parties hereto have agreed to vary the terms of the Existing Agreement as hereinafter provided.

2. INTERPRETATION

- 2.1 All words and phrases defined in the Existing Agreement shall have the same meaning in this Agreement save where the context otherwise dictates and for the avoidance of any doubt the Existing Agreement shall remain in full force and effect save as varied by this Agreement.

2.2 In this Agreement the following expression shall unless the context otherwise states have the following meaning now allocated to it.

2.2.1 **Agreement** means this Deed of Variation

2.2.2 **Existing Agreement** means the Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) dated 12 July 2006 made between the Council, the Owner, London & Continental Railways Limited, London & Continental Stations & Property Limited, St Pancras Chambers Investments Limited and Manhattan Loft Corporation Limited

2.2.3 **Original Planning Permission** means the planning permission and listed building consent granted by the Council on 12 July 2006 pursuant to the Original Planning Application

2.2.4 **Original Planning Application** means

- (a) the planning application given reference 2004/3319/P for the change of use from railway uses and offices including restoration of parts of basement and ground floor and first, second and third floors to hotel use, provision as enabling development of 68 apartments in remaining areas of second and third floors, and at fourth to sixth floor levels, and erection of new wing on Midland Road containing 190 hotel guestrooms at 7 levels; and
- (b) the application for listed building consent given reference 2004/3322/L for restoration of basement to first floor and parts of second and third floors to hotel use, provision as enabling development of 68 (sixty-eight) apartments in remaining areas of second and third floors, and at fourth to six floor levels, and erection of new wing on Midland Road containing 190 (one hundred and ninety) hotel guestrooms at 7 (seven) levels. Internal alterations include the removal of partitions, floors and walls, removal and replacement of doors to new openings, insertion of new lift shafts and staircases, and alterations to facilitate the erection of a new west wing.

- 2.3 Where in this Agreement reference is made to a clause schedule or recital such reference (unless the context otherwise requires) is a reference to a clause schedule or recital of this Agreement.
- 2.4 Headings are for ease of reference only and are not intended to be construed as part of this Agreement and shall not be construed as part of this Agreement and shall not effect the construction of this Agreement.
- 2.5 Unless the context otherwise requires references to the singular shall include the plural and vice versa.
- 2.6 References in this Agreement to the Owner, LCR, HS1, Developer and Mortgagee shall include their successors in title or assigns and /or any person claiming through or under them an interest or estate in the Site as if that person had been an original covenanting Party in respect of such interest for the time being held by it.

3. VARIATION TO THE EXISTING AGREEMENT

- 3.1 The following definitions contained in the Existing Agreement shall be varied as follows:
- 3.1.1 **Hotel Development** means that part of the Development which consists of the refurbishment of the building and other additional works to the basement, first floor and parts of the second and third floor areas of the St Pancras Chambers building to accommodate 56 (fifty six) hotel guestrooms (which for the purpose of this Deed shall not include the provision of the New Wing to accommodate 190 (one hundred and ninety) guestrooms).
- 3.1.2 **Planning Application** means
- (a) the planning application submitted to the Council and validated on 5 November 2010 and given reference number 2010/5815/P seeking permission for the change of use of two residential apartments (Class C3) on 3rd floor (refs 3.01 and 5.37) to two additional hotel guestrooms (Class C1), as an amendment to planning permission granted on 12th July 2006 (ref. 2004/3319/P) (for the change of use from railway uses and offices including restoration of parts of basement and ground floor and first, second and third floors to hotel

use, provision as enabling development of 68 apartments in remaining areas of second and third floors, and at fourth to sixth floor levels, and erection of new wing on Midland Road containing 190 hotel guestrooms at 7 levels) as shown on drawing numbers site plan; 10166 100 3 047 0; 10166 A 05 C 3.01 02 rev D; 10166 A 01 C 05 37 4 rev A; 10166 A 01 C 05 37 5 rev A; 10166 A 01 C 05 37 6 rev A; 10166 A 05 H 3 034 rev B; 10166 A 05 H 4 034 rev B; 10166 A 02 GA 05 rev K; 10166 A 02 GA 06 rev G; 10166 A 02 GA 07 rev G;. and

- (b) the application for listed building consent dated 2 August 2004 for restoration of basement to first floor and parts of second and third floors to hotel use, provision as enabling development of 68 (sixty-eight) apartments in remaining areas of second and third floors, and at fourth to six floor levels, and erection of new wing on Midland Road containing 190 (one hundred and ninety) hotel guestrooms at 7 (seven) levels. Internal alterations include the removal of partitions, floors and walls, removal and replacement of doors to new openings, insertion of new lift shafts and staircases, and alterations to facilitate the erection of a new west wing given reference 2004/3322/L by the Council.
- (c) The application for listed building consent submitted to the Council and validated on 5 November 2010 and given reference 2010/6034/L for internal alterations associated with change of use of two residential apartments on 3rd floor (refs 3.01 and 5.37) to additional hotel guestrooms.

3.1.3 **Planning Permission** means the planning permission granted pursuant to the Planning Application substantially in the draft form annexed to this Deed and the listed building consent granted pursuant to the Planning Application on 12 July 2006 and 24 December 2010 in the form annexed to this Deed.

3.1.4 **Residential Development** means that part of the Development which shall provide 66 (sixty six) residential apartments on the second, third, fourth, fifth and sixth floors of the St Pancras Chambers building.

3.2 In all other respects the Existing Agreement (as varied by this Agreement) shall continue in full force and effect.

4. **PAYMENT OF THE COUNCIL'S LEGAL COSTS**

4.1 The Developer agrees to pay the Council (on or prior to completion of this Agreement) its reasonable legal costs incurred in preparing this Agreement


5. **REGISTRATION AS LOCAL LAND CHARGE**

5.1 This Agreement shall be registered as a Local Land Charge

IN WITNESS WHEREOF the Council and the Owner has caused their respective Common Seals to be affixed and the Mortgagee, LCR, HS1 and the Developer have caused this Agreement to be executed as a Deed the day and year first above written.

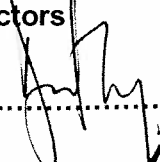
THE CORPORATE SEAL OF THE)
SECRETARY OF STATE)
FOR TRANSPORT)
hereunto affixed is authenticated by:)

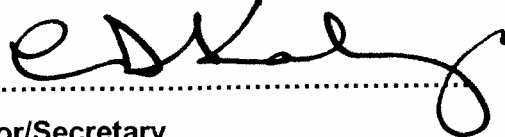



.....
Authorised signatory

SEAL REF No. / DFT/3645

EXECUTED AS A DEED BY LCR)
ST PANCRAS CHAMBERS LIMITED)
acting by a Director and its Secretary)
or by two Directors)


.....
Director


.....
Director/Secretary

EXECUTED AS A DEED BY
HS1 LIMITED BY MARTIN ANTHONY DAKLEY

..... 10 August
acting under a power of attorney dated 18 March 2011

in the presence of:- EUGENIA BARNES

Eug Barnes 73 COLLIER ST LONDON N1 9BE

EXECUTED AS A DEED BY
MANHATTAN LOFT ST PANCRAS
APARTMENTS LIMITED
acting by a Director and its Secretary
or by two Directors

.....
Director

.....
Director/Secretary

EXECUTED AS A DEED BY
BARCLAYS BANK PLC

by
in the presence of:-

Executed as a Deed
by Barclays Bank Plc
acting by GETHIN CHILVER
its duly authorised attorney
in the presence of: [Signature]

Name of witness: Daniel Hadaway
Address of witness: Level 27 1 Churchill Place, London, E14 2HP
Occupation of witness: Credit Manager

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

.....
Duly Authorised Officer



RHWL Architects LLP
FAO. Ms Jane Hilling
77 Endell Street
London
WC2H 9DZ

Application Ref: **2010/5815/P**

24 December 2010

Dear Sir/Madam

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

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

St Pancras Chambers (Midland Grand Hotel)
Euston Road & Midland Road
London
NW1 2QR

Proposal:

Change of use of two residential apartments (Class C3) on 3rd floor (refs 3.01 and 5.37) to two additional hotel guestrooms (Class C1), as an amendment to planning permission granted on 12th July 2006 (ref. 2004/3319/P) (for the change of use from railway uses and offices including restoration of parts of basement and ground floor and first, second and third floors to hotel use, provision as enabling development of 68 apartments in remaining areas of second and third floors, and at fourth to sixth floor levels, and erection of new wing on Midland Road containing 190 hotel guestrooms at 7 levels).

Drawing Nos: Site plan; 10166 100 3 047 0; 10166 A 05 C 3.01 02 rev D; 10166 A 01 C 05 37 4 rev A; 10166 A 01 C 05 37 5 rev A; 10166 A 01 C 05 37 6 rev A; 10166 A 05 H 3 034 rev B; 10166 A 05 H 4 034 rev B; 10166 A 02 GA 05 rev K; 10166 A 02 GA 06 rev G; 10166 A 02 GA 07 rev G;

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 - Site plan; 10166 100 3 047 0; 10166 A 05 C 3.01 02 rev D; 10166 A 01 C 05 37 4 rev A; 10166 A 01 C 05 37 5 rev A; 10166 A 01 C 05 37 6 rev A; 10166 A 05 H 3 034 rev B; 10166 A 05 H 4 034 rev B; 10166 A 02 GA 05 rev K; 10166 A 02 GA 06 rev G; 10166 A 02 GA 07 rev G;

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 3 You are advised that this permission relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 12.7.06 under reference number 2004/3319/P and is bound by all the conditions and obligations attached to that permission.
- 4 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to

policies CS6 - Providing quality homes, CS8 - Promoting a successful and inclusive Camden economy, and CS14 - Promoting high quality places and conserving our heritage and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 - Making full use of Camden's capacity for housing, DP14 - Tourism development and visitor accommodation and DP25 - Conserving Camden's heritage. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Yours faithfully

Culture and Environment Directorate

DRAFT

DECISION



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

RHWL Architects LLP
FAO. L.Broer/S.Hodges
77 Endell Street
London
WC2H 9DZ

Application Ref: **2004/3322/L**
Please ask for: **Michael Fox**
Telephone: 020 7974 5822

12 July 2006

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted Subject to a Section 106 Legal Agreement

Address:
St Pancras Chambers (Midland Grand Hotel)
Euston Road & Midland Road
London
NW1 2QR

Proposal:

Restoration of basement to first floor and parts of second and third floors to hotel use, provision as enabling development of 68 apartments in remaining areas of second and third floors, and at fourth to sixth floor levels, and erection of new wing on Midland Road containing 190 hotel guestrooms at 7 levels. Internal alterations include the removal of partitions, floors and walls, removal and replacement of doors to new openings, insertion of new lift shafts and staircases, and alterations to facilitate the erection of a new West Wing. Drawing Nos: See attached schedule of books and volumes of drawings, as revised by letters dated 23rd August 2004, 27th August 2004, 2nd September 2004 and 26th October 2004.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:



- 1 The works hereby permitted shall be begun not later than the end of five years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 (a) Details of the first stage of an enabling scheme of works for which consent is hereby granted are to be submitted to and agreed in writing by the local planning authority;

(b) The works approved under condition 2 a) shall not be commenced before contract(s) for the carrying out and completion of the first stage of the scheme of enabling works have been made and evidence of such contract(s) has been submitted to and accepted in writing by the local planning authority;

(c) Within 3 months of the commencement of the first stage enabling scheme of works approved under condition 2(a) details of the second stage of main construction works for which consent is hereby granted, are to be submitted for approval in writing by the local planning authority;

(d) The contract(s) for the main construction works approved under condition 2(c) shall be entered into within one month of the completion of the first stage of the enabling scheme of works. Evidence of the construction works contract(s) are to be submitted to and agreed in writing by the local planning authority before the works are commenced.

Reason: In order that premature demolition does not take place in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 3 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and/or a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 4 Structural Engineers' calculations, specifications, drawings and method statements, in respect of the following, shall be submitted to and approved by the local planning authority before the relevant part of the work is begun. The relevant work shall be carried out in accordance with such approved details.

- a. repairs to the historic structure of the building;
- b. alterations to upgrade the existing structure for increased loading, fire-resistance or disproportionate collapse requirements;
- c. all new openings in load-bearing walls;
- d. structural alterations to Barlow House to insert mezzanine and alter roof

- structure to accommodate plant;
- e. new swimming pool in sub-basement;
- f. new walk-through duct beneath former taxi rank;
- g. all new lifts and fire-fighting stairs

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 5 A fire safety strategy and method statement shall be submitted to and approved by the Council as local planning authority before works begin on site, and works shall be carried out in accordance with such approved fire safety strategy and method statement. Particular regard should be given to the following items:

- a. Method of upgrading floors/ceilings and other building fabric to comply with the proposed fire safety strategy, including samples.
- b. Method of upgrading doors to comply with the proposed fire safety strategy, including samples.
- c. Type, location, fixing methods and operation of sprinkler system, including samples

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 6 Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details and an agreed list of features shall be submitted to and approved by the Council as local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the Council. Particular regard should be given to the following items:

- a. All chimneypieces and overmantels.
- b. All panelled or boarded doors.
- c. All original decorative glazing.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 7 The following item(s) shall be carefully removed before works commence, under the supervision of a person or body specialising in this procedure appointed by the applicant and approved by the Council as local planning authority, and shall be clearly identified, securely labelled and stored under cover in a secure place and later reinstated in a manner, location and to a timetable agreed with the local authority. Written confirmation shall be given to the Council immediately following this work of the item(s) removed and their location:

- a. original ironmongery
- b. fireplaces that are to be moved

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 8 The following loose items shall be retained on site and stored in a secure place until their reinstatement as part of the works hereby approved or other method of disposal has been agreed in writing by the local planning authority, advised by English Heritage:

- a. All loose elements salvaged from the original use of the building and currently stored securely in the building (including ironmongery and other fittings)
- b. original Grand Stair carpet

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 9 The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of the relevant work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. Particular regard should be given to work affecting the following features or parts of the building:

- a. Wall and ceiling surfaces with known or anticipated historic decorative schemes (particularly in relation to chases in corridor walls to accommodate services).
- b. Decorative plasterwork.
- c. Moulded joinery.
- d. Principal staircases and public circulation areas.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 10 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 11 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 12 No arials, plant, equipment or other form of enclosure shall be erected outside the existing building envelope or that of the new West Wing hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 13 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 14 The new facing brickwork and stonework shall match the existing original brickwork of the building in respect of colour, texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 15 The new joinery work shall match the existing original joinery work in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 16 Sample panels of all new facing brickwork and stonework showing the proposed brick and stone types, colour, texture, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority (in consultation with English Heritage) before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

- 17 See attached condition 17

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 18 The form, appearance, design and details of the proposed access ramp to the south elevation of the building shall be approved, in writing, by English Heritage and the local planning authority, before the commencement of this part of the works. The relevant work shall be carried out in accordance with such approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 19 The form, appearance, design and details of the proposed new glazed north screen to the former taxi canopy shall be approved, in writing, by English Heritage and the local planning authority, before the commencement of this part of the works. The relevant work shall be carried out in accordance with such approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 20 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority advised by English Heritage.

Reason: In order to ensure that an appropriate record is made of any fabric of architectural/historic/ archaeological significance which may be revealed or affected by the works hereby approved in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 21 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council. Particular regard should be given to the following areas:

- a. Historic decorative schemes.
- b. Fittings, fixtures and services relating to the original use of the building

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 22 No cleaning of external masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 23 No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Informative: Listed Building Consent may be required for the repointing of brickwork to listed buildings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 24 All new partitions shall be scribed around the existing ornamental mouldings, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 25 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted in the approved 'Midland Red'.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 The works hereby approved are only those specifically indicated on the drawing(s) and/or other documents referred to above.
- 2 Listed Building Consent may be required for cleaning operations to listed buildings.
- 3 Listed Building Consent may be required for the repointing of brickwork to listed buildings.
- 4 Any scheme for security barriers between the forecourt and Euston Road should include the reinstatement of the original ironwork piers and gates forming part of the original station and hotel.
- 5 English Heritage shall be fully consulted on all proposed alterations to the footways and highways surrounding the building to ensure that any proposals take full account of the national importance of the setting of the building and the guidelines set out in English Heritage's publication 'Streets for All'.
- 6 Freestanding items which form part of the hotel's operation may, in some instances, require listed building consent. The views of the local planning authority should be sought on such items at the earliest opportunity.
- 7 There is an expectation that the elevations of new West Wing shall be of traditional masonry construction.
- 8 Any scheme for the lighting of the forecourt and canopied former taxi rank should include the reinstatement of the historic lighting schemes forming part of the original station and hotel. Any security surveillance in these areas (CCTV) should be incorporated sensitively into the design of the lighting scheme.
- 9 The floor coverings in the principal public circulation areas of the hotel should be based as far as possible on historic precedents from the original building.
- 10 It is anticipated that in order to safeguard the historic fabric of the building, it should be a requirement of the lease granted on any residential apartment that the owners

do not cause damage to underlying historic decorative schemes and that the appropriate professional advice should be sought if it is intended to reveal earlier historic schemes.

- 11 It is anticipated that the Conservation Plan will be updated following the completion of the works authorised by this consent, and at intervals of not more than 5 years thereafter, as set out in the Conservation Plan submitted as part of the application to which this consent pertains. The document would form a good starting point for the drawing up of a listed building Management Agreement in the future.

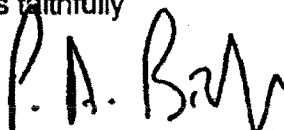
- 12 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies KC11, EN31, EN38, EN39 and EN40. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 13 Every opportunity should be taken to increase the extent of the interior that is to be subject to the reinstatement of original decorative schemes, having reference to the further investigation of schemes set out in the Conservation Strategy submitted as part of the application to which this consent pertains.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

Chambers LBC - Condition 17

17. Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage **before** the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:
- a. All new works, including:
 - (i) The detailed elevational design of the new West Wing including:
 - (a) a large-scale (minimum 1:20) full-height section through each elevation;
 - (b) full schedule and appropriate samples of all facing materials;
 - (c) profiles of all brick and stone details at 1:5 scale or larger;
 - (d) all windows and associated spandrel or safety screens, including details at 1:5 scale or larger to include window frame profiles;
 - (e) detailed interface of the new wing with (i) the RLE 'plinth', (ii) the Chambers and (iii) the Barlow trainshed;
 - (f) roof level ventilation 'chimneys';
 - (g) rainwater goods;
 - (h) proposed method of construction of elevations.
 - (ii) The new north and south glazed screens enclosing the former taxi rank, including:
 - (a) a large-scale (minimum 1:20) full-height section through each screen, to include openings;
 - (b) large-scale (minimum 1:5) profiles of all glazing members and decorative details;
 - (c) interfaces with the existing building (at minimum 1:20 scale).
 - (iii) Large-scale (minimum 1:5) details of all secondary glazing (types with schedule) including interface with existing openings;
 - (iv) Schedule and details of typical new joinery in residential apartments, including doors;
 - (iv) A signage strategy for the building, both internal and external, indicating the hierarchy, size, form and appearance of all new signage, where fixed to the historic fabric.
 - (v) The lighting of public areas of the building (where fittings are fixed to the historic fabric).

- (vi) New roof details to east slope of Barlow House roof in conjunction with new plant area.
- b. All interventions in the existing fabric, including:
 - (i) alterations to former taxi rank area to form hotel reception;
 - (ii) alterations to Grand Staircase circulation area to incorporate new passenger and goods lifts;
 - (iii) alterations to form new fire-fighting stair and lift at east end of east corridor;
 - (iv) reinstatement of principal stair flights from ground to first floors;
 - (v) alterations to the former Booking Hall;
 - (vi) alterations (including services) to all public rooms and circulation spaces on ground and first floors including entrance hall, Coffee Room, Ladies Coffee Room and Ladies Smoking Room, forecourt entrance;
 - (vii) alterations to form new catering kitchen at first floor level;
 - (viii) entrance lobby to residential apartments;
 - (ix) entrance lobby to hotel apartments;
 - (x) alterations to first floor hotel rooms, to include large scale details of bathroom enclosures, kitchen areas and services;
 - (xi) structural alterations to form residential apartments at second, third, fourth, fifth and sixth floor levels;
 - (xii) alterations to Barlow House, including mezzanine insertion and alterations at roof level to accommodate plant;
 - (xiii) alterations to principal staircase handrails, and internal and external balustrades to comply with Building Regulation requirements;
 - (xiv) new glazed screens within corridors and circulation areas, and staircases to comply with the proposed fire strategy;
 - (xv) detailed drawings, materials and *in situ* samples of proposed replacement louvres to the external elevations of the Clock Tower;
- c. All external works, including:
 - (i) design, surface treatments, materials and fittings in respect of the forecourt;
 - (ii) design, surface treatments, materials and fittings in respect of the external terrace to the new West Wing;
 - (iii) signage, floodlighting and security measures.
- d. Decorative schemes to the highly significant and significant areas of the building, as set out in section 7.12 of the Conservation Strategy submitted as part of this application, including:

- (i) main ground floor entrance – P.007;
- (ii) Grand Staircase - P.001;
- (iii) corridors at ground and first floors – P.008, 1.011 and 1.006;
- (iv) ground floor Coffee Room – P.006;
- (v) first floor Ladies Coffee Room – 1.010;
- (vi) room 1.053 on first floor;
- (vii) other areas of the building described in section 7.15 of the Conservation Strategy submitted as part of this application;
- (viii) Specification and schedule of work for the cleaning of internal historic finishes and materials.

RHWL Architects LLP
FAO. Ms Jane Hilling
77 Endell Street
London
WC2H 9DZ

Application Ref: **2010/6034/L**
Please ask for: **Charles Thuairé**
Telephone: 020 7974 **5867**

24 December 2010

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
St Pancras Chambers (Midland Grand Hotel)
Euston Road & Midland Road
London
NW1 2QR

Proposal:

Internal alterations associated with change of use of two residential apartments on 3rd floor (refs 3.01 and 5.37) to additional hotel guestrooms.

Drawing Nos: Site plan; 10166 100 3 047 0; 10166 A 05 C 3.01 02 rev D; 10166 A 01 C 05 37 4 rev A; 10166 A 01 C 05 37 5 rev A; 10166 A 01 C 05 37 6 rev A; 10166 A 05 H 3 034 rev B; 10166 A 05 H 4 034 rev B; 10166 A 02 GA 05 rev K; 10166 A 02 GA 06 rev G; 10166 A 02 GA 07 rev G;

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

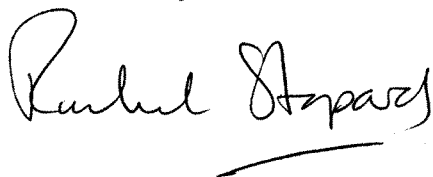
Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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DATED

31st OCTOBER

2012

(1) THE SECRETARY OF STATE FOR TRANSPORT
-and-

(2) LCR ST PANCRAS CHAMBERS LIMITED
-and-

(3) HS1 LIMITED
-and-

(4) MANHATTAN LOFT ST PANCRAS APARTMENTS LIMITED
-and-

(5) BARCLAYS BANK PLC
-and-

(6) THE MAYOR AND THE BURGESSES OF
THE LONDON BOROUGH OF CAMDEN

DEED OF VARIATION

Relating to the Agreement dated 12 July 2006
Between the Mayor and the Burgesses of the
London Borough of Camden,
The Secretary of State for Transport, London & Continental Railways Limited, London &
Continental Stations & Property Limited, St Pancras Chambers Investments Limited and
Manhattan Loft Corporation Limited
under section 106 of the Town and
Country Planning Act 1990 (as amended)
Relating to development at premises known as
St Pancras Chambers

Andrew Maughan
Head of Legal Services
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 6007
Fax: 020 7974 2962

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