

DATED

4 JANUARY 2008

~~2007~~

**(1) HOLBORN LINKS LIMITED**

and

**(2) THE ROYAL BANK OF SCOTLAND PLC**

-and-

**(3) DAVID ALBERT COOK**

-and-

**(4) THE MAYOR AND THE BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

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**DEED OF VARIATION**

Relating to the Agreement dated 28 August 2003  
Between the Mayor and the Burgesses of the  
London Borough of Camden and  
Holborn Links Limited and the Royal Bank of Scotland PLC  
under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as  
14 West Central Street London WC1A 1JH

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Melanie Field  
Head of Legal Services (Acting)  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 2463  
Fax: 020 7974 2962

THIS AGREEMENT is made on the 27 day of JANUARY 2008

**BETWEEN**

1. **HOLBORN LINKS LIMITED** (Co. Regn. No. 600416) whose registered office is at New Burlington House 1075 Finchley Road London NW11 OPV (hereinafter called "the Owner") of the first part
2. **THE ROYAL BANK OF SCOTLAND PLC** (Scot. Co. Regn. No. 90312) of 135 Bishopsgate London EC2M 3UR (hereinafter called "the First Mortgagee") of the second part
3. **DAVID ALBERT COOK** of Flat 7 The Fire Station 14 West Central Street London WC1A 1JH (hereinafter called "the Lessee") of the third part
4. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the fifth part

**WHEREAS:**

- 1.1 The Council the Owner and the Mortgagee entered into an Agreement dated 28 August 2003 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 with Title Absolute under title number NGL788306 subject to a charge to the First Mortgagee.
- 1.3 The Lessee is registered at the Land Registry as a leasehold proprietor with Title Absolute of part of the Property under Title Number NGL 882547 subject to a charge to the Second Mortgagee.
- 1.4 The Council is the local planning authority for the purposes of the Act.
- 1.5 The Owners are interested in the Property for the purposes of Section 106(9) of the Act.

offices (Class B1) to retail (Class A1) at ground floor and basement and 3 x 1 bedroom, 3 x 2 bedroom and 1 x 3 bedroom flats (Class C3) on upper floors including an extension at roof level associated with the residential use and lift overrun as shown on drawing numbers 2416/A/67, 2416/A/68, 2416/A/69, 2416/A/70, 2416/A/71, 2416/A/72, 2416/A/73, 2416/A/74A, 2416/D/75A, 2416/D/76C, 2416/D/77C, 2416/D/78B, 2416/D/79A, 2416/D/80C, 2416/D/81A, unnumbered photographs and views

- 2.4 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.
- 2.5 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.
- 2.6 Unless the context otherwise requires references to the singular shall include the plural and vice versa.
- 2.7 References in this Agreement to the Owners and Mortgagee shall include their successors in title.

### 3. VARIATION TO THE EXISTING AGREEMENT

The following definitions contained in the Existing Agreement shall be varied as follows:

"Development"

alteration to fourth floor and roof level to provide a change in the mix of residential accommodation for an additional 2-bed flat and omission of an approved 3-bed flat, additional access to the roof terrace with balustrade

EXECUTED AS A DEED BY  
HOLBORN LINKS LIMITED  
acting by a Director and its Secretary  
or by two Directors:-

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)  
)

.....  
Director

*SE Lander*  
.....

Director/Secretary

EXECUTED as a Deed by  
THE ROYAL BANK OF SCOTLAND PLC  
By A ONLY AUTHORISED ATTORNEY  
in the presence of:-

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)  
)  
)

*[Signature]*

.....  
*[Signature]*  
.....

Montagu Evans LLP  
6-12 Clarges Street  
LONDON  
W1J 8HB

Application Ref: 2006/5490/P

18 October 2007

Dear Sir/Madam

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

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**14 West Central Street**  
London  
WC1A 1JH

**DECISION**  
Proposal:

Alteration to fourth floor roof level, provision of a mix of residential accommodation for residential use, including a proposed 3-bed flat, additional access to the roof terrace with balustrade guarding, provision of four smoke outlets and a ventilation outlet, as an amendment to planning permission granted subject to a section 106 legal agreement dated 28th August 2003 (ref. PSX0205201/R1) (for the change of use from offices (Class B1) to retail (Class A1) at ground floor and basement and 3 x 1 bed, 3 x 2 bed and 1 x 3 bed flats (Class C3) on upper floors including an extension at roof level associated with the residential use and lift over-run).

Drawing Nos: Site Location Plan; 2416/A/67; 68; 69; 70; 71; 72; 73; 2416/D/74A; 75A; 76C 77C; 78B; 79A; 80C; 81A; 203; 204; 207; 208; Design and Access statement; Covering letter dated 28 November 2006; Schedule of drawings.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2 and B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of Building Regulations, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.

- 2 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular reference to policies S1, S2 and B1 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 3 It should be noted that the conditions attached to the previous planning permission (ref: PSX0205201), which this development seeks to vary, still apply.

Yours faithfully

Culture and Environment Directorate