

DATED

27 January

2015

**(1) SASHA TRADERS LIMITED**

-and-

**(2) YORKSHIRE BUILDING SOCIETY**

-and-

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

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**DEED OF VARIATION**

Relating to the Agreement dated 29 November 2013  
Between the Mayor and the Burgesses of the  
London Borough of Camden,  
Sasha Traders Limited and Yorkshire Building Society  
under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as  
**192 Haverstock Hill London NW3 2AJ**

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

Tel: 020 7974 1918  
Fax: 020 7974 2962

CLS/COM/ESA/1685.2981  
FINAL



THIS DEED is made on the 27<sup>th</sup> day of January 2015

**BETWEEN**

1. **SASHA TRADERS LIMITED** (Co. Regn. No. 05653731) whose registered office is at c/o Bolt Partnership LLP Fifth floor Sussex House 143 Long Acre London WC2E 9AD (hereinafter called "the Owner") of the first part
2. **YORKSHIRE BUILDING SOCIETY** trading as Norwich and Peterborough Building Society of Peterborough Business Park (hereinafter called "the Council") of the second part *Mortgagee JS*
3. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the third part *JS*

**WHEREAS:**

- 1.1 The Council, Sasha Traders Limited and Yorkshire Building Society entered into an Agreement dated 29 November 2014<sup>3</sup> pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). *JS*
- 1.2 The Owner is registered at the Land Registry as the freehold proprietor with Title Absolute under title number NGL923489 subject to a charge to the Mortgagee. *Kenyon JS*
- 1.3 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106(9) of the Act.
- 1.4 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 Property should be restricted or regulated in accordance with this Deed.
- 1.5 A new Planning Application in respect of the Property and to amend the Original Planning Permission was submitted to the Council by the Owner and validated on 7 November 2014 for which the Council resolved to grant permission conditionally under reference 2014/6672/P subject to the conclusion of this Deed.

1.6 This Deed of Variation is made by virtue of the Town and Country Planning Act 1990 Section 106A (as amended) and is a planning obligation for the purposes of that section.

1.7 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 Deed 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 Deed.

2.2 All reference in this Deed to clauses in the Existing Agreement are to clauses within the Existing Agreement.

2.3 Where in this Deed 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 Deed and shall not be construed as part of this Agreement and shall not effect the construction of this Deed.

2.5 Unless the context otherwise requires references to the singular shall include the plural and vice versa.

2.6 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5 and 6 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Deed shall become binding upon the Owner upon the Implementation Date.

2.7 References in this Deed to the Owner and Mortgagee shall include their successors in title.

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

2.8.1 "Deed" this Deed of Variation made pursuant to Section 106A of the Act

2.8.2 "Existing Agreement" the Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) dated 29 November 2013 made between the Council Sasha Traders Limited and Yorkshire Building Society

2.8.3 "the Original Planning Permission"

means the planning permission granted by the Council on 29 November 201<sup>3</sup>~~4~~ referenced *jo* 2012/5391/P allowing the erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1). as shown on drawing numbers 0312/HH/001; -101; -102; -103; -104; -105; -106; -110C; -111C; -112B; -113A; -114A; -115A; -200; -201; -202; -203; -210A; -211A; -212A; -213A; -310A; -311A; -312-401; Basement Impact Assessment by Train and Kemp Rev 07 dated 09/10/12; Bat Site Assessment by Amphibian, Reptile & Mammal Conservation Limited dated 2012; Daylight and Sunlight Study by Delva Patman Redler Ref SG/sg/09113 dated June 2012; Energy Statement by XCO2 energy Issue 01 Ref 8241 dated 20/04/12; Lifetime Homes Compliance *Lang 2011*

List; Note on Bat and Bird Boxes & Biodiverse Extensive Green Roof Specification dated October 2012 by Gary Grant; Planning, design and access statement by NT&A Ref 367-11 (App V.2) dated October 2012; Strategic Construction Management Plan by Train and Kemp Revision 08 dated 18th March 2013; Sustainability Statement by XCO2 energy Issue 03 Ref 8241 dated 10/10/12; Transport Statement by PTP Ref 21142/01 dated 8th October 2012; Tree Constraints Plan, Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan by Greenman Environmental Management Ref TCP/AIA/AMS/TPP-SR-Haverstock Hill-2132012; Tree Report by Adam Cook Landscape Planning and Design dated June 2012; Outline Landscape Layout Plan Draft dated June 2012 rev.3 by Adam Cook; Outline Design Perspective View East dated June 2012 Fig 2 by Adam Cook; Outline Design Perspective View South dated June 2012 Fig 3 by Adam Cook; Computer Generated Image of Haverstock Hill streetscene

### **3. VARIATION TO THE EXISTING AGREEMENT**

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

3.1.1 "Development" variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013 (for erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats) namely to reduce the width of

the upper floors by 1m as shown on drawing numbers: - 0312/HH/ -001; -101; -102; -103; -104; -105; -106; -110; -111; -112; -113; -114; -115; -200; -201; -202; -203; 210; -211; -212; -213; -310; -311; -312; -400; -500; Planning, design and access statement by Nicholas Taylor + Associated dated September 2014 Ref. 367-12 (V.3); Transport statement by PTP dated 20th October 2014 ref. 21142/01; Daylight and Sunlight study dated October 2014 ref. SG/sg/09113; Strategic Construction Management Plan by Train and Kemp Revision 09 dated October 2014; Basement Impact Assessment by Train and Kemp Rev 08 dated October 2014; Sustainability Statement by XCO2 energy dated October 2014; Energy Statement by XCO2 energy dated October 2014; Site analysis dated April 2014; Bat Site Assessment by Amphibian, Reptile & Mammal Conservation Limited dated 2012; Lifetime Homes Compliance List; Note on Bat and Bird Boxes & Biodiverse Extensive Green Roof Specification dated October 2012 by Gary Grant; Tree Constraints Plan, Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan by Greenman Environmental Management Ref TCP/AIA/AMS/TPP-SR-Haverstock Hill-2132012; Tree Report by Adam Cook Landscape Planning and Design dated June 2012; Outline Landscape Layout Plan Draft dated June 2012 rev.3 by Adam Cook; Outline Design Perspective View East dated June 2012 Fig 2 by Adam Cook; Outline Design Perspective View South dated June 2012 Fig 3 by Adam Cook; Computer Generated Image of Haverstock Hill streetscene

3.1.2 "Planning Permission" the planning permission for the Development under reference number 2014/6672/P granted by the Council in the form of the draft annexed hereto

3.1.3 "Planning Application" the application for Planning Permission in respect of the Property submitted on 21 October 2014 by the Owner and given reference number 2014/6672/P

3.2 All references in Clause 5 and Clause 6 of the Existing Agreement to "Planning Permission reference 2012/5391/P" shall be replaced with "Planning Permission reference 2014/6672/P".

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

#### 4. **COMMENCEMENT**

4.1 Without prejudice to the effect of Clause 3.5 in the Existing Agreement the provisions in this Deed shall take effect on the Implementation of the Planning Permission referenced 2014/6672/P.

#### 5. **PAYMENT OF THE COUNCIL'S LEGAL COSTS**

5.1 The Owner agrees to pay the Council (on or prior to completion of this Deed) its reasonable legal costs incurred in preparing this Deed




6. **REGISTRATION AS LOCAL LAND CHARGE**

6.1 This Deed shall be registered as a Local Land Charge

**IN WITNESS WHEREOF** the Council has caused its Common Seal to be affixed and the Owner and the Mortgagee has caused this Deed to be executed as a Deed the day and year first above written.

**EXECUTED AS A DEED BY  
SASHA TRADERS LIMITED** )  
was hereunto affixed )  
in the presence of:- )


  
.....  
Director

  
.....  
Director/Secretary

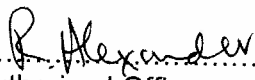
**EXECUTED AS A DEED** by the  
Attorney Authorised on behalf of  
**YORKSHIRE BUILDING SOCIETY**

.....  
Duly Authorised Signatory

Executed as a deed by affixing the  
Seal of Yorkshire Building Society  
in the presence of:

  
By authority of the Board of Directors )

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

  
.....  
Duly Authorised Officer





# NORTHGATE SE GIS Print Template



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*R. Alexander*



Nicholas Taylor & Associates  
31 Windmill Street  
London  
W1T 2JN

Tel 020 7974 4444  
Fax 020 7974 1930  
Textlink 020 7974 6866

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

Application Ref: **2014/6672/P**

23 December 2014

Dear Sir/Madam

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

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

Address:  
**192 Haverstock Hill**  
**London**  
**NW3 2AJ**

**DECISION**  
Proposal:

Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013 (for erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats), namely to reduce the width of the upper floors by 1m.

Drawing Nos: 0312/HH/ -110; -111; -112; -113; -114; -115; -200; -201; -202; -203; 210; -211; -212; -213; -310; -311; -312; -400; -500; Basement Impact Assessment by Train and Kemp Rev 08 dated October 2014; Daylight and Sunlight study dated October 2014 ref. SG/sg/09113; Energy Statement by XCO2 energy dated October 2014; Site analysis dated April 2014; Planning, design and access statement by Nicholas Taylor + Associated dated September 2014 Ref. 367-12 (V.3); Strategic Construction Management Plan by Train and Kemp Revision 09 dated October 2014; Sustainability Statement by XCO2 energy dated October 2014; Transport statement by PTP dated 20th October 2014 ref. 21142/01

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 the original permission dated 29/11/2013 (Ref: 2012/5391/P).

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: 0312/HH/ -001; -101; -102; -103; -104; -105; -106; -110; -111; -112; -113; -114; -115; -200; -201; -202; -203; 210; -211; -212; -213; -310; -311; -312; -400; -500; Planning, design and access statement by Nicholas Taylor + Associated dated September 2014 Ref. 367-12 (V.3); Transport statement by PTP dated 20th October 2014 ref. 21142/01; Daylight and Sunlight study dated October 2014 ref. SG/sg/09113; Strategic Construction Management Plan by Train and Kemp Revision 09 dated October 2014; Basement Impact Assessment by Train and Kemp Rev 08 dated October 2014; Sustainability Statement by XCO2 energy dated October 2014; Energy Statement by XCO2 energy dated October 2014; Site analysis dated April 2014; Bat Site Assessment by Amphibian, Reptile & Mammal Conservation Limited dated 2012; Lifetime Homes Compliance List; Note on Bat and Bird Boxes & Biodiverse Extensive Green Roof Specification dated October 2012 by Gary Grant; Tree Constraints Plan, Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan by Greenman Environmental Management Ref TCP/AIA/AMS/TPP-SR-Haverstock Hill-2132012; Tree Report by Adam Cook Landscape Planning and Design dated June 2012; Outline Landscape Layout Plan Draft dated June 2012 rev.3 by Adam Cook; Outline Design Perspective View East dated June 2012 Fig 2 by Adam Cook; Outline Design Perspective View South dated June 2012 Fig 3 by Adam Cook; Computer Generated Image of Haverstock Hill streetscene.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of new balustrade at a scale of 1:10 including materials and finish.

b) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, at a scale of 1:10

c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.

The relevant part of the works shall then be carried in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the means of enclosure outside opening hours of the ground floor recessed area on the Haverstock Hill frontage, shall be submitted to and approved in writing by the Council before prior to any development commencing. The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to seek to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving heritage) and CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the first occupation of any new residential unit the green roof on the drawings and documents hereby approved shall be provided in its entirety. The green roof shall be installed strictly in accordance with the details hereby approved and shall be retained and maintained as such thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of

Camden Local Development Framework Development Policies.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 9 Prior to the first occupation of any new residential unit all of the bird/bat boxes and bricks on the drawings and documents hereby approved shall be provided in their entirety. The boxes / bricks shall be installed strictly in accordance with the details hereby approved and shall be retained and maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.



- 10 Prior to the first occupation of any new residential unit the whole of the 6 spaces of cycle parking provision shown on the approved drawings shall be provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 11 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- a) provide details on all structures
- b) accommodate the location of the existing London Underground structures
- c) demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering London Underground land
- d) demonstrate that there will at no time be any potential security risk to London Underground railway, property or structures
- e) accommodate ground movement arising from the construction thereof
- f) mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP20 (Movement of goods and materials) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to the first occupation of any of the new residential units the whole of the waste storage and removal facilities shown on the approved drawings shall be provided. The whole of the waste storage and removal provision shall be permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate waste storage and removal facilities and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS18 (Dealing with our waste and encouraging recycling) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 13 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 14 Only the areas specifically shown on the plans hereby approved as an external terrace or balcony shall be used for such purposes; and no other flat roofed areas (such as the roof level or the green roof area) shall be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 15 Prior to the first occupation of any residential unit all north (side) elevation windows (facing Allingham Court) detailed as obscure glazed on the approved drawings shall be fully installed with obscure glazing and shall be permanently retained and maintained thereafter.

Reason: In order to prevent any detrimental impacts of overlooking of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 2 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).
- 4 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 6941).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which

covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 6 With regard to condition no. 13 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 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, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 10 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 11 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 12 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 13 You are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

**DRAFT**

**DECISION**





DATED

27 ~~Dec~~ January

2015

**(1) SASHA TRADERS LIMITED**

-and-

**(2) YORKSHIRE BUILDING SOCIETY**

-and-

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

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**DEED OF VARIATION**

Relating to the Agreement dated 29 November 2013  
Between the Mayor and the Burgesses of the  
London Borough of Camden,  
Sasha Traders Limited and Yorkshire Building Society  
under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as  
**192 Haverstock Hill London NW3 2AJ**

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Head of Legal Services  
London Borough of Camden  
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