

DATED

15 December

2015

(1) PARKER TOWER LIMITED

and

(2) BNP PARIBAS

and

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

DEED OF VARIATION

**varying the Agreement entered into on 18 December 2014
under section 106 and 106A of the Town and Country Planning Act 1990 (as amended)
relating to land known as
Parker Tower, 43-49 Parker Street, London WC2B 5PS**

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

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CLS/COM/LMM/1685.

Page 1 of 1

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THIS AGREEMENT is made the 15th day of December 2015

BETWEEN:

- i. **PARKER TOWER LIMITED** (Co. Regn. No. 8001024) of 5 Aldermanbury Square, London EC2V 7BP (hereinafter called "the Owner") of the first part
- ii. **BNP PARIBAS** (incorporated in France) (UK Regn. No. FC013447) (UK establishment name: BNP Paribas, London Branch) of 10 Harewood Avenue, London NW1 6AA (hereinafter called "the Mortgagee") of the second part
- iii. **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

1. WHEREAS

- 1.1 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number NGL71025 subject to a charge to the Mortgagee.
- 1.2 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 The Owner, Investec Bank plc and the Council entered into the Original Agreement (as defined at clause 2.2 of this Agreement) pursuant to section 106 of the Act in relation to the Original Planning Permission (as defined at clause 2.2 of this Agreement).
- 1.4 The Mortgagee has replaced Investec Bank plc as mortgagee and as mortgagee under a legal charge registered under Title Number NGL71025 and dated 8 April 2015 (hereinafter called "the Legal Charge") is willing to enter into this Agreement to give its consent to the same.
- 1.5 The Variation Application was submitted to the Council and validated on 10 June 2015 and the Council resolved to grant permission conditionally under reference number 2015/2988/P subject to conclusion of this legal Agreement.
- 1.6 The Council is the local planning authority for the purposes of the Act for the area in which the Property is situated 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 Agreement.

- 1.7 For that purpose the Owner and the Mortgagee are willing to enter into this Agreement pursuant to the provisions of Section 106 and S106A of the Act.
- 1.8 Without prejudice to the terms of the other covenants contained in the Original Agreement the Parties have agreed to vary the terms of the Original Agreement as provided in this Agreement.

2. **INTERPRETATION**

- 2.1 All words and phrases defined in the Original Agreement shall have the same meaning in this Agreement save where otherwise provided or where the context otherwise dictates and for the avoidance of any doubt the Original Agreement shall remain in full force and effect save as varied by this Agreement.
- 2.2 In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-
- | | | |
|----|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | "Agreement" | this Deed of Variation |
| b. | "Original Agreement" | the Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) dated 18 December 2014 entered into between the Owner Investec Bank plc and the Council in relation to the Original Permission |
| c. | "Original Application" | the application submitted in respect of the Original Development under reference number 2014/0176/P |
| c. | "Original Permission" | the planning permission granted for the Original Development pursuant to the Original Application on 18 December 2014 |
| d. | "Original Development" | the development of the Property pursuant to the Original Permission |

- e. "Parties" means the Council the Owner and the Mortgagee and "Party" means any one of them
- f. "Property" the land known as Parker Tower, 43-49 Parker Street, London WC2B 5PS the same as shown edged red on the plan annexed hereto
- g. "Variation Application" the application pursuant to section 73 of the Act submitted by the Owner to the Council to vary condition 19 of the Original Permission to which the Council has allocated reference number 2014/2988/P
- h. "Variation Permission" the planning permission granted pursuant to the Variation Application in the form attached to this Agreement
- 2.3 This Agreement is supplemental to the Original Agreement (which remains in full force and effect save to the extent that it is varied by this Agreement pursuant to S106A of the Act) and is a planning obligation for the purposes of Section 106 of the Act and is acknowledged by the parties that the obligations contained within it are binding on the Property and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.
- 2.4 The land bound by the obligations in this Agreement is the Property.
- 2.5 For the avoidance of doubt nothing in this Agreement is intended to have the effect of duplicating or double counting any of the obligations in the Original Agreement
- 2.6 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.

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H.M. LAND REGISTRY

23 AUG 1988

TITLE NUMBER

NGL71025

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY SHEET
GREATER LONDON

NATIONAL GRID
TQ 3081

SECTION
T

Scale: 1 1250

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Old Reference VII 63 B

BOROUGH OF CAMDEN



Spencer
[Signature]
R. Alexander

[Large handwritten scribble]



NY STATE BAR ASSOCIATION
STATE OF NEW YORK
JULY 1, 1964
NEW YORK

TO THE HONORABLE JUDGES OF THE COURT OF APPEALS OF THE STATE OF NEW YORK
AND THE HONORABLE JUDGES OF THE COURTS OF THE COMMON PLEAS OF THE STATE OF NEW YORK
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF NEW YORK
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF ALBANY
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF WESTCHESTER
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF SHERBORN
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF SULLY
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF RENSSELAIRE
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF FULTON
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF SARATOGA
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF WARREN
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF ALBANY
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF WESTCHESTER
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF SHERBORN
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF SULLY
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF RENSSELAIRE
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF FULTON
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF SARATOGA
AND THE HONORABLE JUDGES OF THE COURTS OF THE COUNTY OF WARREN

Very truly yours,
[Signature]

Gerald Eve
72 Welbeck Street
London
W1G 0AY

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

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

Application Ref: **2015/2988/P**

27 November 2015

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:
Parker Tower
43 Parker Street
London
WC2B 5PS

DECISION

Proposal:
Variation of condition 19 (development in accordance with approved plans) as granted under reference 2014/0176/P dated 18/12/14 for external alterations and creation of six additional flats.

Drawing Nos: 15125A xxx E1201; 15125A xxx E1202; 15125A xxx E1203; 15125A xxx E1204; 15125A xxx S1020; 15125A x 09P1009; 15125A x 10P1010 ; 15125A x 11P1011; 15125A x 12P1012; 15125A x 13P1013; 15125A x 14P1014; 15125A x 15P1015; 15125A x 16P1016; 15125A - 01P0009 A; 15125A x 00P1000; 15125A x 01P1001; 15125A x 02P1002; 15125A x 04P1004; 15125A x 05P1005; Design and Access Statement, Planning Statement;

Existing

P_B1_JA12_001 A; P_B2_JA12_001; P_00_JA12_001; P_01_JA12_001;
P_02_JA12_001; P_03_JA12_001; P_04_JA12_001; P_05_JA12_001; P_06_JA12_001;
P_07_JA12_001; P_08_JA12_001; P_09_JA12_001; P_10_JA12_001; P_11_JA12_001;
P_12_JA12_001; P_13_JA12_001; P_RF_JA12_001; E_E_JA12_001; E_N_JA12_001;
E_S_JA12_001;
E_W_JA12_001; S_AA_JA12_001 Rev *; S_BB_JA12_001 Rev *; S_EE_JA12_001
Section EE; S_DD_C645_001; S_EE_JA12_001 Section CC;

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Demolition Plans:

P_00_JC20_001; P_01_JC20_001; P_02_JC20_001; P_03_JC20_001; P_04_JC20_001;
P_05_JC20_001; P_06_JC20_001; P_07_JC20_001; P_08_JC20_001; P_09_JC20_001;
P_10_JC20_001; P_11_JC20_001; P_12_JC20_001; P_13_JC20_001; P_RF_JC20_001;
E_E_JC20_001; E_N_JC20_001; E_S_JC20_001; E_W_JC20_001;

Design and Access Statement Rev A by Squire and Partners dated January 2014 (excluding plans); Design and Access Statement Addendum by Squire and Partners dated 02/05/14 (excluding plans); Design and Access Statement Addendum by Squire and Partners Rev C dated 18/09/14; Planning Statement by Turley Associates Ref NEWL2019 dated 03/01/14; Heritage Statement by Turley Associates, Ref NEWL2019 dated December 2013; Construction Method Statement Rev D04 by Madigan Gill dated 03/01/14; Acoustic, Noise and Vibration Report by Sandy Brown Associates LLP Version E Ref 12282-R02-E dated 28/04/14; Air Quality Assessment by Air Quality Consultants Ref J1865/1/F1 dated 11/12/13; Community Involvement Report by Your Shout dated December 2013; Pedestrian Level Wind Microclimate Assessment Desk Study by RWDI Ref 140441D-Final dated 24/12/2013; Energy Statement by Ate

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

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
- c) Details including sections of photovoltaic panels at roof level;
- d) Specification details and plans, including sections, of Bird / Bat boxes at roof level

Reason: To safeguard the appearance of the premises and the character of the

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the specific requirements for record-keeping, including the need to maintain original documents and to keep copies of all records for a minimum of seven years. It also discusses the importance of ensuring that records are accessible and retrievable at all times.

3. The third part of the document discusses the consequences of failing to comply with these requirements. It notes that failure to maintain accurate records can result in severe penalties, including fines and imprisonment. It also discusses the importance of cooperating with the authorities in the event of an investigation.

4. The fourth part of the document discusses the importance of training and education in the area of record-keeping. It notes that all staff involved in the financial system should receive appropriate training and education to ensure that they are able to comply with the requirements of the law.

5. The fifth part of the document discusses the importance of regular audits and reviews of the record-keeping system. It notes that regular audits and reviews are essential to ensure that the system is operating effectively and to identify any areas for improvement.

6. The sixth part of the document discusses the importance of maintaining the confidentiality of records. It notes that records should be stored securely and that access should be restricted to authorized personnel only. It also discusses the importance of ensuring that records are destroyed securely when they are no longer needed.

immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies

- 3 No light lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the new building, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development shall take place until full details of all 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 policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies

- 5 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. 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 policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

The first part of the document is a letter from the Secretary of the State to the Governor, dated January 10, 1901. The letter is addressed to the Governor and is signed by the Secretary of the State.

The second part of the document is a letter from the Governor to the Secretary of the State, dated January 10, 1901. The letter is addressed to the Secretary of the State and is signed by the Governor.

The third part of the document is a letter from the Secretary of the State to the Governor, dated January 10, 1901. The letter is addressed to the Governor and is signed by the Secretary of the State.

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The ninth part of the document is a letter from the Secretary of the State to the Governor, dated January 10, 1901. The letter is addressed to the Governor and is signed by the Secretary of the State.

- 6 The green roofs and green wall shall be fully provided in accordance with the details hereby approved prior to first occupation of any residential unit and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roofs and green wall is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies

- 8 The waste and recyclables storage and removal facility hereby approved shall be provided prior to the first occupation of any residential unit and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The approved cycle storage facilities providing 80 spaces shall be provided in their entirety prior to the first occupation of any of the residential units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

The first part of the report deals with the general situation in the country and the progress of the work done during the year.

The second part of the report deals with the work done in the various departments and the progress of the work done during the year.

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- 10 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The features and facilities of the 6 wheelchair accessible dwellings, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of the relevant block (either Parker Tower or the new block) of new residential units. Any alterations to the approved wheelchair housing features and facilities, prior to the first occupation of the relevant new residential unit, shall be submitted to and approved by the local planning authority in writing. The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 12 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:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

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: In order to protect the amenity of nearby occupiers and the operation of

The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

It also highlights the role of internal controls in preventing fraud and ensuring the integrity of the financial statements. The document provides a detailed overview of the various components of an internal control system.

The second part of the document focuses on the specific requirements for financial reporting, including the preparation of the balance sheet, income statement, and cash flow statement. It provides a step-by-step guide to the reporting process.

It also discusses the importance of disclosing all relevant information to the users of the financial statements. The document provides a comprehensive list of the disclosures required by the accounting standards.

The third part of the document addresses the issue of audit and the role of the external auditor. It explains the audit process and the auditor's responsibilities in providing an independent opinion on the financial statements.

It also discusses the importance of the auditor's report and the implications of different types of audit opinions. The document provides a detailed overview of the audit process and the auditor's role.

The fourth part of the document focuses on the issue of financial statement analysis and the role of the analyst. It explains the various techniques used to analyze financial statements and the importance of understanding the underlying business operations.

It also discusses the importance of the analyst's report and the implications of different types of analysis. The document provides a detailed overview of the financial statement analysis process and the analyst's role.

The fifth part of the document addresses the issue of financial statement fraud and the role of the regulator. It explains the various types of fraud and the importance of the regulator in detecting and preventing such activities.

existing London Underground transport infrastructure, in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP21 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 13 No development shall take place until full details of the air quality dust monitoring regime have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Only the areas specifically shown on the plans hereby approved as external terraces/balconies shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace/balcony, 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies

- 15 Full details of any lighting strategy, to include manufacturer's specifications and information about potential light spill onto buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of any residential unit.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to protect the amenity of current and future occupiers from light pollution and possible anti-social behaviour in accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the success of any business and for the protection of the interests of all parties involved.

The second part of the document provides a detailed overview of the various methods used to collect and analyze data. It describes the different types of data collection techniques, such as surveys, interviews, and focus groups, and explains how these methods are used to gather information about customer behavior and market trends.

The third part of the document discusses the importance of data analysis in making informed business decisions. It explains how data analysis can be used to identify patterns and trends in customer behavior, and how this information can be used to develop effective marketing strategies and improve overall business performance.

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The seventh part of the document discusses the importance of data analysis in making informed business decisions. It explains how data analysis can be used to identify patterns and trends in customer behavior, and how this information can be used to develop effective marketing strategies and improve overall business performance.

- 16 Prior to the first occupation of any residential unit details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to an approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of any residential unit.

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, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to first occupation of any residential unit hereby approved, confirmation of the necessary measures to secure a minimum of 5 electric vehicle charging points within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation of any residential unit and shall thereafter be retained retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

- 18 The frosted glass and vertical fins, as shown on the plans hereby approved, shall be fully implemented in advance of the first occupation of the relevant residential unit and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The development hereby permitted shall be carried out in accordance with the following approved plans:

15125A xxx E1201; 15125A xxx E1202; 15125A xxx E1203; 15125A xxx E1204;
15125A xxx S1020; 15125A x 09P1009; 15125A x 10P1010 ; 15125A x 11P1011;
15125A x 12P1012; 15125A x 13P1013; 15125A x 14P1014; 15125A x 15P1015;
15125A x 16P1016; 15125A - 01P0009 A; 15125A x 00P1000; 15125A x 01P1001;
15125A x 02P1002; 15125A x 04P1004; 15125A x 05P1005; Design and Access
Statement, Planning Statement;

Existing

P_B1_JA12_001 A; P_B2_JA12_001; P_00_JA12_001; P_01_JA12_001;
P_02_JA12_001; P_03_JA12_001; P_04_JA12_001; P_05_JA12_001;
P_06_JA12_001; P_07_JA12_001; P_08_JA12_001; P_09_JA12_001;
P_10_JA12_001; P_11_JA12_001; P_12_JA12_001; P_13_JA12_001;
P_RF_JA12_001; E_E_JA12_001; E_N_JA12_001; E_S_JA12_001;

The first part of the report deals with the general situation of the country and the progress of the work done during the year. It also mentions the names of the members of the committee and the names of the persons who have been appointed to various positions.

The second part of the report deals with the financial situation of the country and the progress of the work done during the year. It also mentions the names of the members of the committee and the names of the persons who have been appointed to various positions.

The third part of the report deals with the administrative situation of the country and the progress of the work done during the year. It also mentions the names of the members of the committee and the names of the persons who have been appointed to various positions.

The fourth part of the report deals with the judicial situation of the country and the progress of the work done during the year. It also mentions the names of the members of the committee and the names of the persons who have been appointed to various positions.

The fifth part of the report deals with the educational situation of the country and the progress of the work done during the year. It also mentions the names of the members of the committee and the names of the persons who have been appointed to various positions.

The sixth part of the report deals with the health situation of the country and the progress of the work done during the year. It also mentions the names of the members of the committee and the names of the persons who have been appointed to various positions.

The seventh part of the report deals with the social situation of the country and the progress of the work done during the year. It also mentions the names of the members of the committee and the names of the persons who have been appointed to various positions.

E_W_JA12_001; S_AA_JA12_001 Rev *; S_BB_JA12_001 Rev *; S_EE_JA12_001 Section EE; S_DD_C645_001; S_EE_JA12_001 Section CC;

Demolition Plans:

P_00_JC20_001; P_01_JC20_001; P_02_JC20_001; P_03_JC20_001;
P_04_JC20_001; P_05_JC20_001; P_06_JC20_001; P_07_JC20_001;
P_08_JC20_001; P_09_JC20_001; P_10_JC20_001; P_11_JC20_001;
P_12_JC20_001; P_13_JC20_001; P_RF_JC20_001; E_E_JC20_001;
E_N_JC20_001; E_S_JC20_001; E_W_JC20_001;

Design and Access Statement Rev A by Squire and Partners dated January 2014 (excluding plans); Design and Access Statement Addendum by Squire and Partners dated 02/05/14 (excluding plans); Design and Access Statement Addendum by Squire and Partners Rev C dated 18/09/14; Planning Statement by Turley Associates Ref NEWL2019 dated 03/01/14; Heritage Statement by Turley Associates, Ref NEWL2019 dated December 2013; Construction Method Statement Rev D04 by Madigan Gill dated 03/01/14; Acoustic, Noise and Vibration Report by Sandy Brown Associates LLP Version E Ref 12282-R02-E dated 28/04/14; Air Quality Assessment by Air Quality Consultants Ref J1865/1/F1 dated 11/12/13; Community Involvement Report by Your Shout dated December 2013; Pedestrian Level Wind Microclimate Assessment Desk Study by RWDI Ref 140441D-Final dated 24/12/2013; Energy Statement by Atelier Ten Rev 04 dated 01/05/14;

Code for Sustainable Homes and BREEAM Pre-Assessments by Atelier Ten Rev 05 dated 01/05/14; Daylight, Sunlight and Overshadowing Report by Deloitte, as received 06/05/14; Affordable Housing Statement by GL Hearn dated 03/01/14; Interim Travel Plan by Curtains Ref TPLO1053/ITP dated December 2013; Transport Statement by Curtains Ref TPLO1053TS dated December 2013; Transport Statement - Addendum by Curtains as received 06/05/14; Technical note on the study of Light Pollution in relation to residential accommodation by GIA dated 03/11/2013; G6179/RWF/CEG/MWA, dated 12/02/14, Note on DP13 received 17/02/14; Letter from Aegis dated 17/12/12; Letter from Aegis dated 17/12/13; Letter from Ark dated 03/03/14; Letter from Turley dated 02/05/14 as received 06/05/14; Letter from GL Hearn Ref BR1/165775/010514 - AHS dated 01/05/14; Letter from Turley dated 20/05/14; Letter from Turley dated 30/07/14; Letter from a2 dominion dated 30/07/14;

Reason:

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

Informative(s):

- 1 You are advised that this permission should be read in conjunction with the scheme approved on 18 December 2014 (ref: 2014/0176/P) and informatives attached to that decision are still applicable.
- 2 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition

1. The first part of the document is a letter from the Secretary of the State to the Governor, dated 10th March 1914.

2. The second part is a report on the work of the Department of the Interior during the year 1913.

3. The third part is a report on the work of the Department of the Interior during the year 1912.

4. The fourth part is a report on the work of the Department of the Interior during the year 1911.

5. The fifth part is a report on the work of the Department of the Interior during the year 1910.

6. The sixth part is a report on the work of the Department of the Interior during the year 1909.

7. The seventh part is a report on the work of the Department of the Interior during the year 1908.

8. The eighth part is a report on the work of the Department of the Interior during the year 1907.

9. The ninth part is a report on the work of the Department of the Interior during the year 1906.

to the Mayoral CIL which helps fund the Crossrail introduced 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 the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

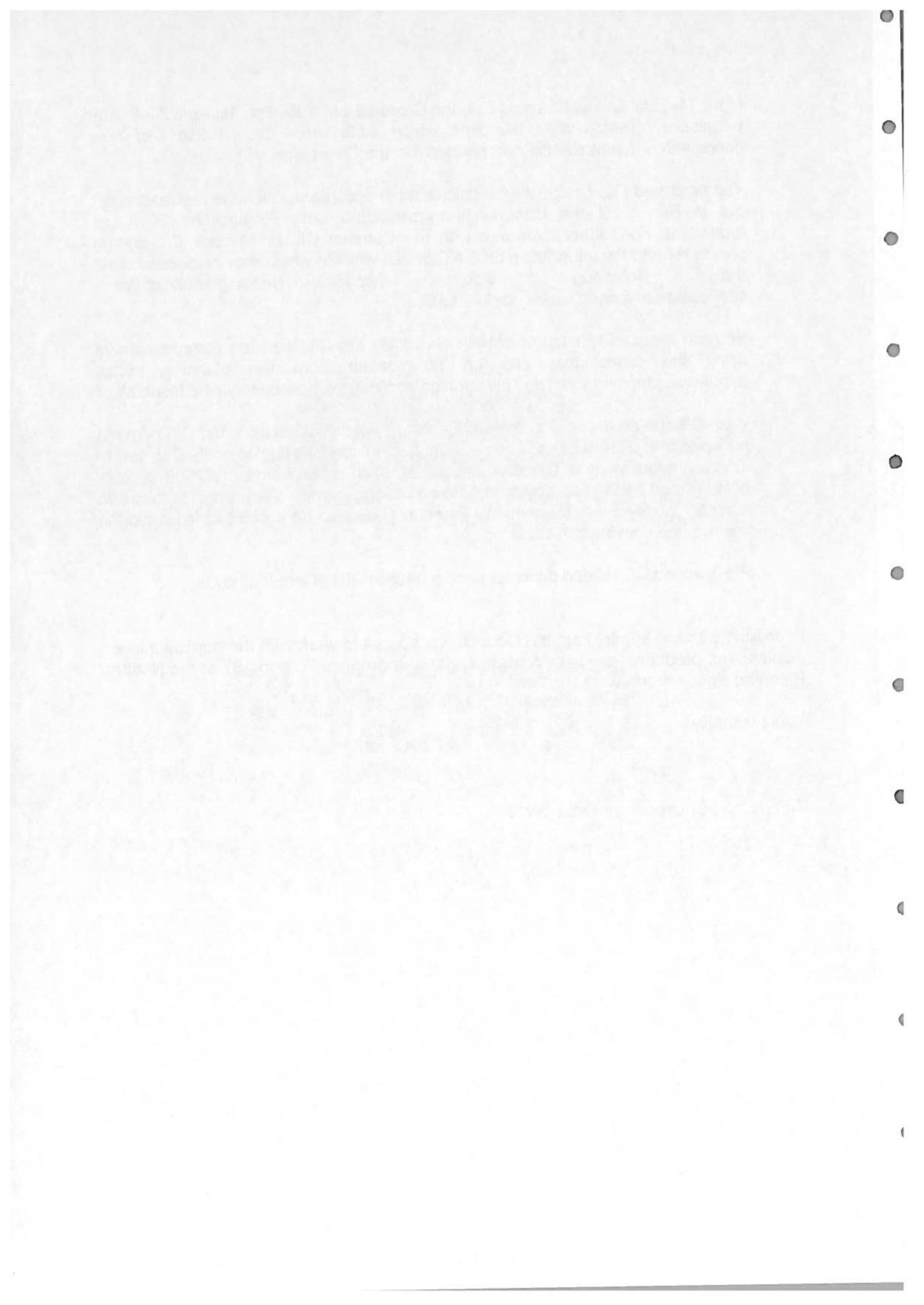
We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply 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 queries to CIL@Camden.gov.uk

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



DISCLAIMER: THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR CONTRACTS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PLANNING

REVISION: _____ DATE: _____
 DATE: _____
 DATE: _____

A&Q
PARTNERSHIP

CLIENT: BNP Paribas Real Estate

PROJECT: Parker Tower
 Covent Garden, London

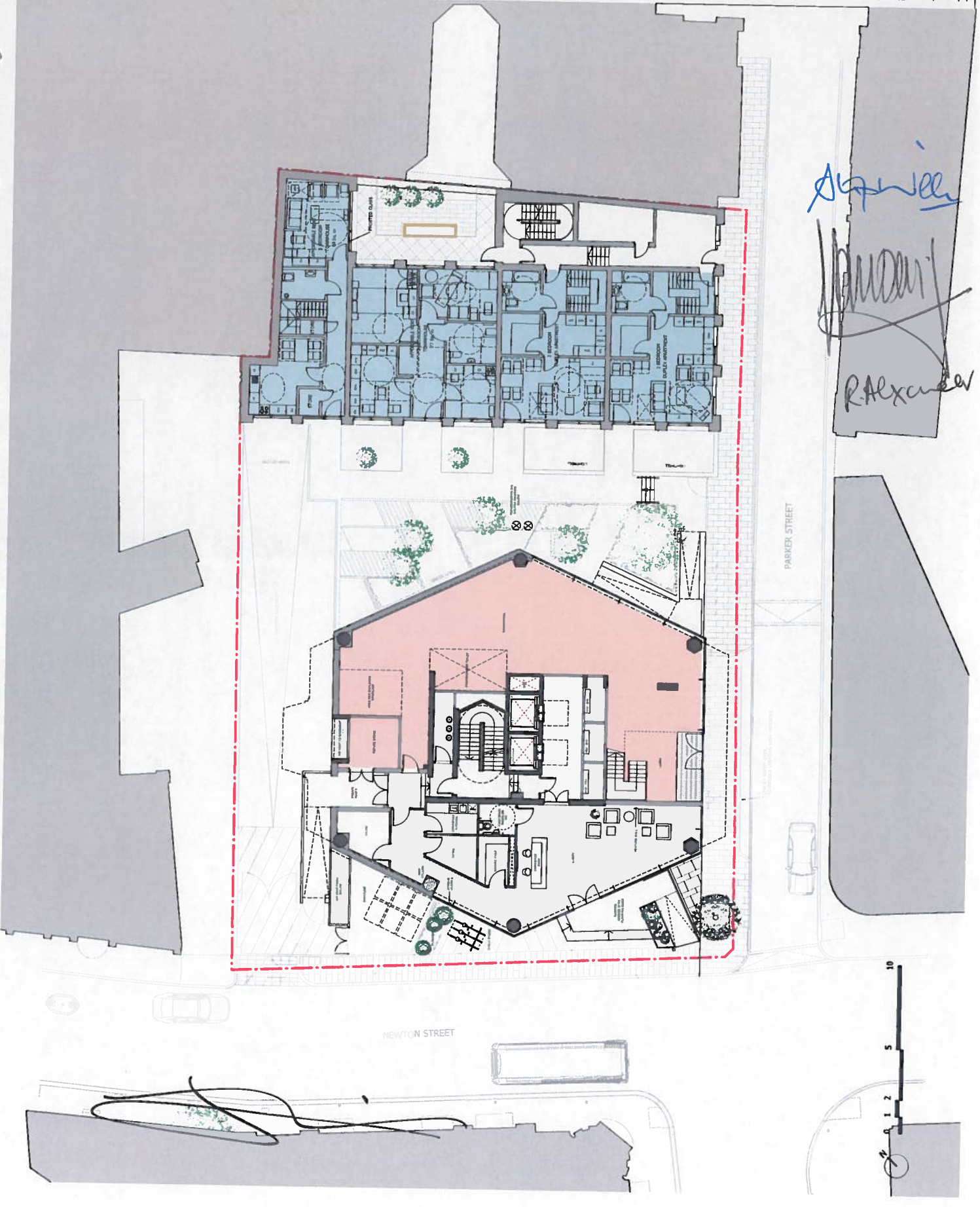
PROPOSED Ground Floor Plan

SCALE: 1:100 @ A1 DATE: June 2015

DRAWN BY: _____
CHECKED BY: _____

15125AV00P-1000

A&Q PARTNERSHIP (LONDON) LTD
 THE LAW BUILDING, 24 AVENUE ROAD, LONDON, W1 1 1 FM
 TEL: 020 7323 2000 FAX: 020 7323 2002 EMAIL: info@aandq.com
 WWW.AANDQ.COM



QWA



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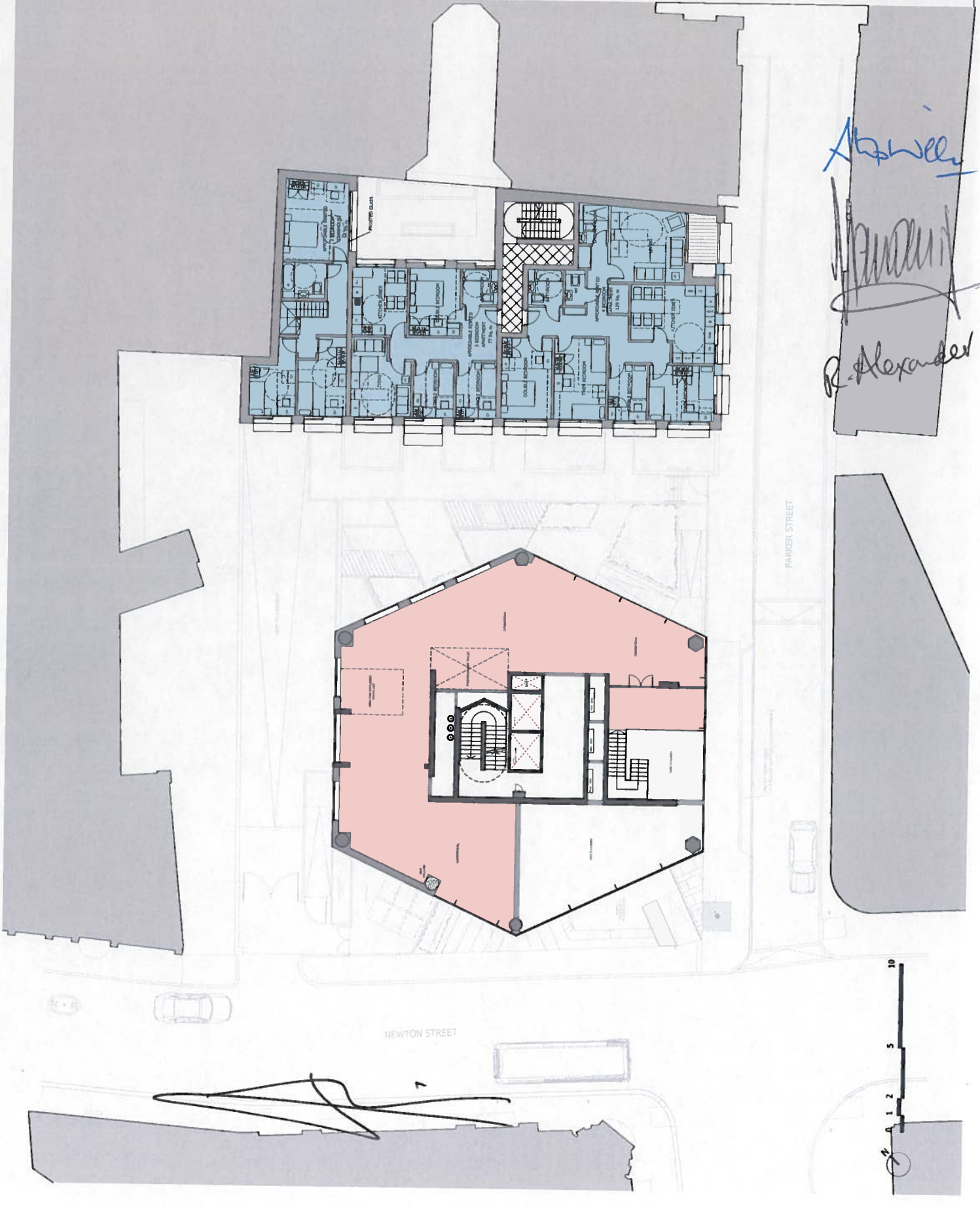
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PLANNING

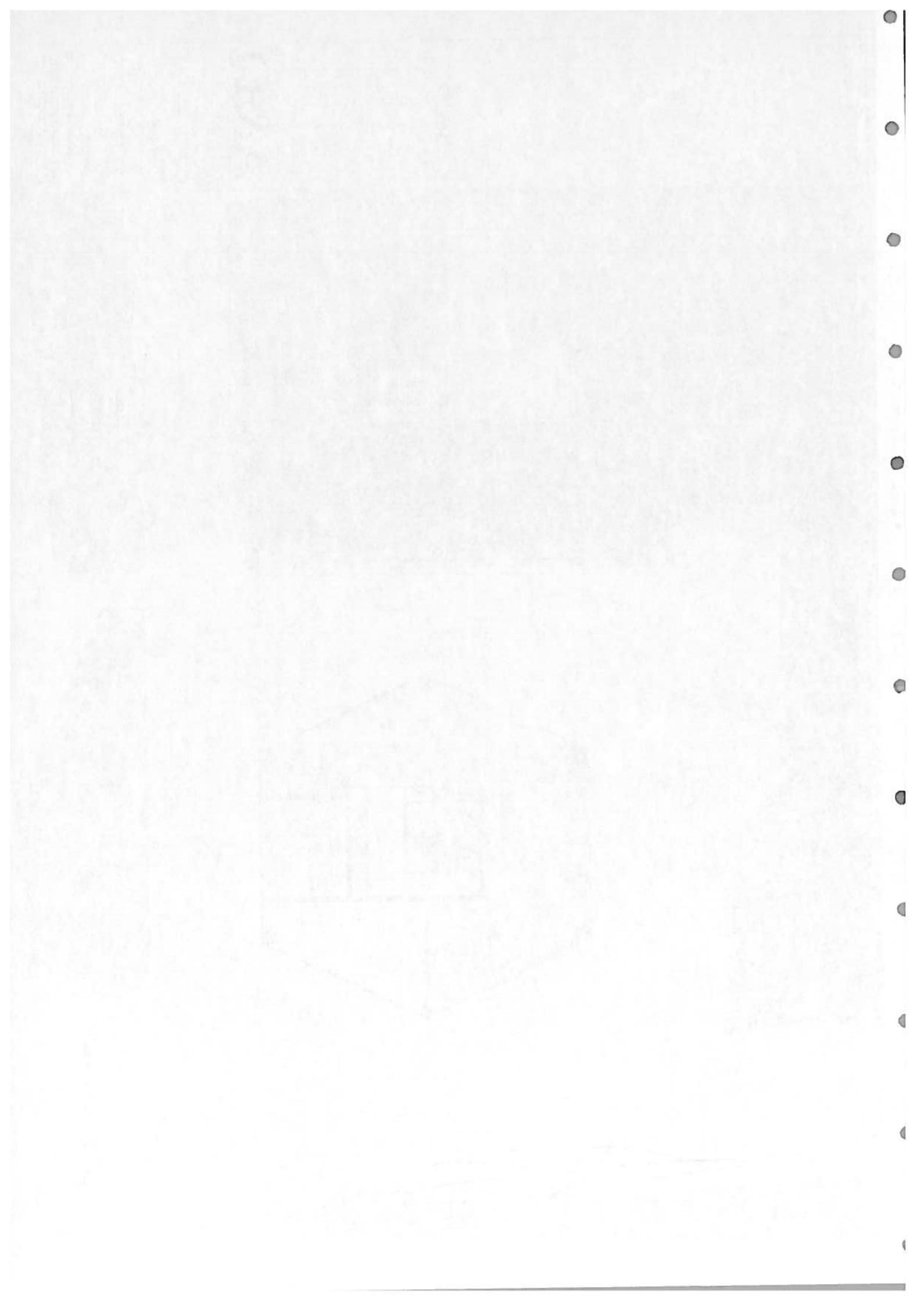
REVISION	DATE	BY	DATE
1	15/06/11	AC	
2		AC	
3		AC	

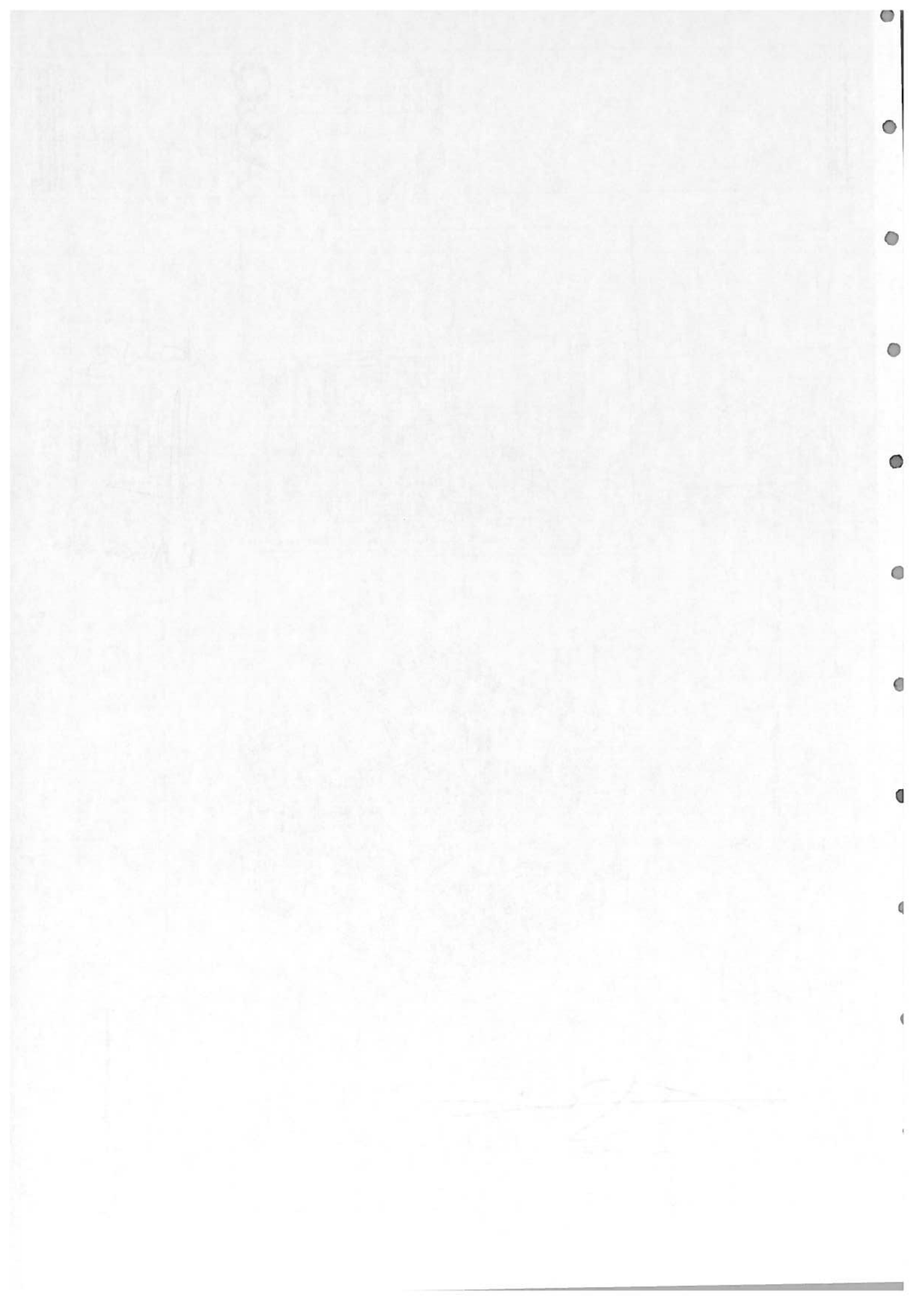
A&Q
 PARTNERSHIP

Client: BNP Paribas Real Estate
 Project: Parker Tower
 Covent Garden, London
 Drawing: Proposed First Floor Plan
 Scale: 1:100 @ A1 DATE: June 2011
 Drawing No: 15125AX01P1001
 A&Q PARTNERSHIP (LONDON) LTD
 THE LUX BUILDING, 20 MARINE EMMALE, LONDON W1 6 8 W
 TEL: 020 7493 1234 FAX: 020 7493 1235
 WWW.A&QPARTNERSHIP.COM



APW
R. Alexander





- 2.7 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 2.8 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.
- 2.9 The Parties save where the context states otherwise shall include their successors in title and in the case of the Council any successor to its statutory functions.
- 2.10 The Council hereby agreed to grant the Variation Permission on the date hereof.

3. VARIATION OF THE ORIGINAL AGREEMENT

Upon the grant of the Variation Permission the Original Agreement shall be varied as follows:

- 3.1 The definition of "Variation Application" and "Variation Permission" set out Clause 2.2 of this Agreement shall be added to the Original Agreement save that in the definition of "Variation Application" the word "Planning" shall replace the word "Original" before "Permission".
- 3.2 Clause 2.3 in the Original Agreement shall be deleted and replaced with the following new clause 2.3:

"the Affordable Housing Contribution"

the sum of £5,526,575 (five million five hundred and twenty six thousand five hundred and seventy five pounds) to be paid by the Owner to the Council in accordance with the terms of this Agreement to be applied by the Council in the event of receipt towards the provision of Affordable Housing within the Borough

- 3.3 Clause 2.5 of the Original Agreement shall be deleted and replaced with the following new clause 2.5:

"Affordable Rent Housing Units"

the 7 units of Affordable Rent Housing forming part of the Development comprising 3 x 2

bedroom units 2 x 3 bedroom units and 2 x 4 bedroom units the same as shown market "Affordable Rented" on plans 11055 P_00_C645_001 Rev E, 11055 P_01_C645_001 Rev D, and 11055 P_02_C645_001 Rev F in the event that the Planning Permission is Implemented or plans 15125 AX00P1000, 15125 AX01P1001 and 15125 AX02P1002, in the event the Variation Permission is Implemented

3.4 Clauses 2.16 ("Deferred Affordable Housing") and 2.17 ("Deficit") of the Original Agreement shall be deleted and the subsequent clause numbers shall be amended to reflect these deletions.

3.5 Clause 2.18 in the Original Agreement shall be deleted and replaced with following the new clause (which shall be renumbered clause 2.16):

"the Development" the development of the Property pursuant to the Planning Permission or the Variation Permission

3.6 Clause 2.37 ("Market Housing Units") in the Original Agreement shall be deleted and replaced with the following new clause 2.35:

"Market Housing Units" the 40 market housing units (6 x studio, 6 x 1 bedroom, 18 x 2 bedroom, 9 x 3 bedroom and 1 x 4 bedroom) to be provided as part of the Development pursuant to the Planning Permission or the 46 market housing units (11 x 1 bed, 24 x 2 bed and 11 x 3 bed) to be provided as part of the Development pursuant to the Variation Permission

- 3.7 Clause 2.39 ("Original Viability Assessment") of the Original Agreement shall be deleted and the subsequent clause numbers shall be amended to reflect this deletion.
- 3.8 Clause 2.45 ("Post Construction Viability Assessment") of the Original Agreement shall be deleted and the subsequent clause numbers shall be amended to reflect this deletion.
- 3.9 Clause 2.57 ("Surplus") of the Original Agreement shall be deleted and the subsequent clause numbers shall be amended to reflect this deletion.
- 3.10 Clause 4.3.1 to 4.3.13 (inclusive) (Deferred Affordable Housing Contribution) of the Original Agreement shall be deleted and the subsequent clause numbers shall be amended to reflect this deletion.
- 3.11 In clause 4.4.2 of the Original Agreement the words "permitted by the Planning Permission" following the words "Residential Units" in the fourth line of that paragraph shall be deleted so that the amended paragraph 4.4.2 shall read:
- "4.4.2 That an appropriate Affordable Housing contribution is provided (either by way of on- site Affordable Housing provision, off-site Affordable Housing provision or financial contribution towards the provision of Affordable Housing) such contribution to be calculated by reference to the aggregate total of the Residential Units and the additional residential floorspace created under clause 4.4.1."
- 3.12 The plans appended to this Agreement shall be taken as having been appended to the Original Agreement.

4. PAYMENT OF THE COUNCIL'S LEGAL COSTS

- 4.1 The Owner 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.

5.2 If the Variation Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of development or is modified (other than by agreement or by the request of the Owner) this Agreement shall forthwith determine and shall cease to have effect.

6 MORTGAGEE'S CONSENT

6.1 The Mortgagee hereby consents to the completion of this Agreement and agrees to be bound by it but for the avoidance of doubt the Mortgagee agrees to be bound by the obligations only in the event that it becomes a mortgagee in possession.

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owner and the Mortgagee have executed this instrument as a Deed the day and year first before written

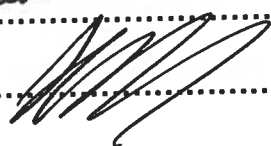
EXECUTED AS A DEED BY)
PARKER TOWER LIMITED)
acting by a Director)
in the presence of:-)


SEBASTIEN RACINE

.....
Director

Witness name: SHAWN L TOL

Address: 5 Aldemaly Square
London

.....
Signature: 

EXECUTED as a Deed
BNP PARIBAS by its duly
Authorised Signatories pursuant to
a power of attorney dated
in the presence of:-

) STEPHEN NEVILLE
)
) Serge Baccoum
)
)
.....

Authorised Signatory

.....
Authorised Signatory

Witness name: SHAWN LLOYD

Address: 5 Aldermanbury Square

London

Signature:

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

R. Alexander

Authorised Signatory



1. STERILIZATION

2. High Temperature

3. Autoclave

4. Sterilization

5. Sterilization

6. Sterilization

7. Sterilization

8. Sterilization

9. Sterilization

10. Sterilization