

DATED

8 August

2016

(1) CONSOLIDATED DEVELOPMENTS LIMITED

-and-

(2) LAURENCE GRANT KIRSCHER

-and-

(3) NATIONAL WESTMINSTER BANK PLC

-and-

(4) DB UK BANK LIMITED

-and-

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

DEED OF VARIATION

Relating to the Agreement dated 31 March 2015

Between the Mayor and the Burgesses of the
London Borough of Camden,

Consolidated Developments Limited, Laurence Grant Kirschel, National Westminster Bank
Plc and DB UK Bank Limited

under section 106 of the Town and

Country Planning Act 1990 (as amended)

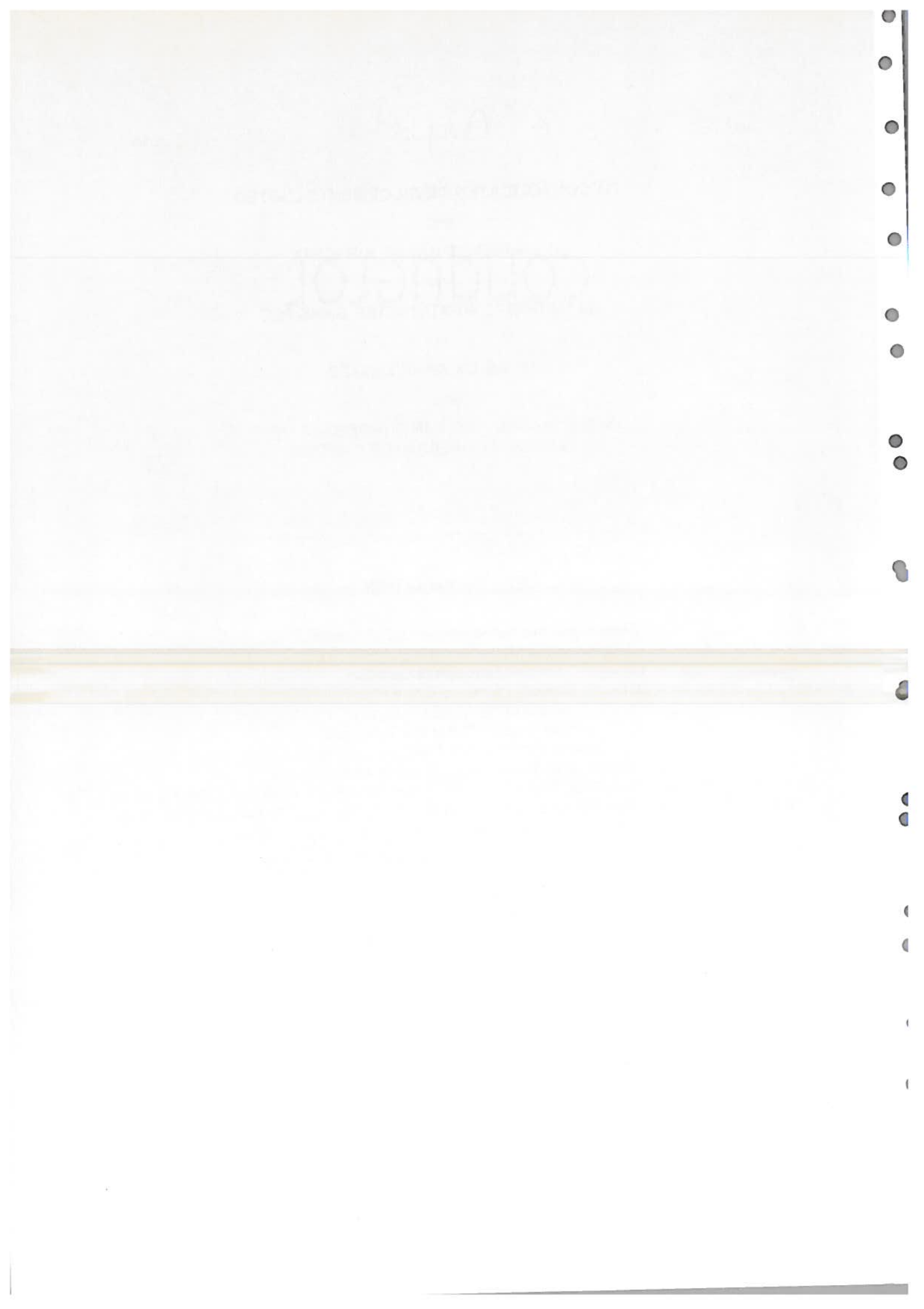
Relating to development at premises known as

**St Giles Circus site including: site of 138-148 (even) Charing Cross Road 4 6 7 9 10 20-
28 (inc) Denmark Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St.Giles High
Street 4 Flitcroft Street and 1 Book Mews London WC2**

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/AB&ESA/1781.452
FINAL



THIS DEED is made on the 8th day of August 2016

BETWEEN

1. **CONSOLIDATED DEVELOPMENTS LIMITED** (Co. Regn. No. 02904116) whose registered office is at 131 Edgware Road London W2 2AP (hereinafter called "the Owner") of the first part
2. **LAURENCE GRANT KIRSCHER** of 26 Soho Square London W1D 4NU and care of Bright Grahame Murray 131 Edgware Road London W2 2AP and care of Mishcon de Reya Summit House 12 Red Lion Square London WC1R 4QD (Ref: 1DL13043) (hereinafter called "the Second Freeholder") of the second part
3. **NATIONAL WESTMINSTER BANK PLC** (Co. Regn. No. 929027) of 8th Floor 280 Bishopsgate London EC2M 4RB (hereinafter called "the First Mortgagee") of the third part
4. **DB UK BANK LIMITED** (Co. Regn. No. 00315841) of Great Manchester House, 1 Great Winchester Street, London EC2N 2DB (hereinafter called "the Second Mortgagee") of the fourth part
5. **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, the Second Freeholder, the First Mortgagee and the Second Mortgagee entered into the Existing Agreement.
- 1.2 The Owner is registered at the Land Registry as the freehold proprietor with Title Absolute of the majority of the Property under Title Numbers NGL551245, NGL603513, 227324, 292289, LN243665, 405562, 273129, 222345, NGL405103, 228207, 242885, LN140662, 274103, 100072, 375202, 268193, 256779, NGL827003 and NGL551214 subject to a charge to the First Mortgagee.

- 1.3 The Second Freeholder is registered at the Land Registry as the freehold proprietor with Title absolute of that part of the Property known as 4 Denmark Street under Tile Number 299400 subject to a charge to the Second Mortgagee.
- 1.4 The Owner and Second Freeholder are the freehold owners of and are interested in the Property for the purposes of Section 106(9) of the Act.
- 1.5 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.
- 1.6 A 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 8 July 2015 for which the Council resolved to grant permission conditionally under reference 2015/3900/P subject to the conclusion of this Deed.
- 1.7 This Deed is made by virtue of Section 106A of the Act and is a planning obligation for the purposes of that section.
- 1.8 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 Deed.

- 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 Deed 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 and 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 the Second Freeholder shall include their successors in title.
- 2.8 References in this Deed to the First Mortgagee and the Second Mortgagee shall include any future mortgagees of the Property (or any part of it).
- 2.9 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 Section 106 of the Act dated 31 March 2015 made between the Council, the Owner, the Second Freeholder, the First Mortgagee and the Second Mortgagee

2.8.3 "the Original Planning Permission" means the planning permission granted by the Council on 31 March 2015 referenced 2012/6858/P allowing the Redevelopment involving the erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), following the demolition of 1-6, 17-21 Denmark Place and

York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 884sqm of flexible retails and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA)

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"

minor material amendment of condition 2 (development to be constructed in accordance with the approved plans) of planning permission redevelopment 2012/6858/P dated 31 March 2015 namely for alterations to design and materials and changes to approved layout of the development including internal reconfiguration of Buildings A,B,C and D, alterations to internal layout and shopfronts in Denmark Street (north) and alterations to 4 Flitcroft Street including changes to roof pitch of approved rear extension. The original development was 'Erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 884sqm of flexible retails and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class

B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1) Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA) as shown on drawing numbers:- 1793PL001-01; 1793PL001-02; 1793PL001-03; 1793PL001-04 P3; 1793PL001-05 P3; S10/DSD/195; 1793PL001-010 P3; 1793PL001-011 P3; 1793PL001-012 P3; 1401_PL100; 1793PLEX005-B1 P2; 1793PLEX005-00 P2; 1793PLEX005-01 P2; 1793PLEX005-02 P2; 1793PLEX005-03 P2; 1793PLEX005-04 P2; 1793PLEX005-05 P2; 1793PLEX005-05/Roof Plan P2; 1793PLEX005-16 P2; 1793PLEX005-10 P2; 1793PLEX005-11 P2; 1793PLEX005-12 P2; 1793PLEX005-13 P2; 1793PLEX005-14 P2; 1793PLEX005-15 P2; 1793PLEX010-01 P2; 1793PLEX010-02 P2; 1793PLEX010-03 P2; 1793PLEX010-04 P2; 1793PLEX011-01 P2; 1793PLEX011-02 P2; 1793PLEX011-03 P2; 1793PLEX011-04 P2; 1793PLEX015-01 P2; 1793PLEX015-02 P2; 1793PLEX015-03 P2; 1793PLEX015-04 P2; 1793PLEX015-05 P2; 1793PLEX015-06 P2; 1793PLEX015-07 P2; 1793PL005-B2 P3; 1793PL005-B1 P3; 1793PL005B1MZ P3; 1793PL005-00 LG; 1793PL005-00 P3; 1793PL005-01 P3; 1793PL005-02 P3; 1793PL005-03 P3; 1793PL005-04 P3; 1793PL005-05 P3; 1793PL005-06 P3; 1793PL005-RF P2; 1793PL010-01 P3; 1793PL010-02 P3; 1793PL010-03 P3; 1793PL010-04 P3; 1793PL010-05 P3; 1793PL010-06 P3; 1793PL011-01 P3; 1793PL011-02 P3;

1793PL011-03	P3;	1793PL011-04	P3;
1793PL015-01	P3;	1793PL015-02	P3;
1793PL015-03	P3;	1793PL015-06	P3;
1793PL015-07;	P3;	1793PLEX016-20	P2;
1793PLEX016-21	P2;	1793PLEX016-22	P2;
1793PLEX016-23	P2;	1793PLEX016-24	P2;
1793PLEX016-25	P2;	1793PLEX016-26	P2;
1793PLEX016-50	P2;	1793PLEX016-51	P2;
1793PLEX016-52	P2;	1793PLEX016-53	P2;
1793PLEX016-54	P2;	1793PLEX016-60	P2;
1793PL016-SP	P;	1793PL016-00	P3;
1793PL016-01	P3;	1793PL016-02	P3;
1793PL016-03	P3;	1793PL016-04	P3;
1793PL016-05	P3;	1793PL016-06	P3;
1793PL016-07	P3;	1793PL016-08	P3;
1793PL016-09	P3;	1793PL016-10	P3;
1793PL016-11	P3;	1793PL016-12	P3;
1793PL016-50	P3;	1793PL016-51	P3;
1793PL016-52	P3;	1793PL016-53	P3;
1793PL016-54; 1793PL016-55 P3; 1793PL016-56 P3; 1793PL016-60 P3; 1793PL021-01 P3;			
1793PL021-02	P3;	1793PL021-05	P3;
1793PL021-06	P3;	1793PL021-10	P3;
1793PL021-11	P3;	1793PL021-14	P3;
1793PL021-15	P3;	1793PL021-16	P3;
1793PL021-20	P3;	1793PL021-21	P3;
1793PL021-22	P3;	1793PL021-23	P3;
1793PL021-28	P3;	1793PL021-30	P3;
1793PL021-31	P3;	1401PL(00)100	P2;
1401PL(00)00	P2;	1401PL(00)01	P2;
1401PL(00)02	P2;	1401PL(00)03	P2;
1401PL(00)04	P2;	1401PL(00)05;	
1401PL(00)06; 1401PL(00)07; 1401PL(00)08;			
1401PL(00)30;		1401PL(00)31	P2;
1401PL(00)32;		1401PL(00)33	P2;
1401PL(00)34 P2; 1401PL(00)35; Buro Happold			
Transport Assessment Addendum 028676 rev			

01, 11 September 2013; Buro Happold Transport Assessment 02876 03, December 2012; Turley Associates Planning Addendum CONL2000, 9 September 2013; Turley Associates Supplementary Planning Report and appendices, April 2013; Turley Associates Planning Statement December 2012; Engenuiti Listed Buildings Visual Structural Report 029-S-REP-003, 1 December 2012; Design and Access Statement rev A, September 2013; GL Hearn Affordable Housing Statement, 10 December 2012; Charcoal Blue Venue Management Plan rev A, October 2012; Engenuiti Basement Impact Assessment North of Denmark Street, 4th December 2012; Engenuiti Basement Impact Assessment 4 Flitcroft Street, 3rd December 2012; Licensing Strategy for St Giles Circus Development, undated; Monmouth Dean Marketing Report, 19 December 2012; Letter from Outlet Sales and lettings dated 19th June 2013; Four, Statement of Community Involvement, December 2012; Buro Happold Energy Statement 02876 01, 24 October 2012; Buro Happold Sustainability Statement 02876 01, 14 December 2012; Buro Happold Environmental Statement Addendum 02876 rev 02, 11 September 2013; Buro Happold Environmental Statement Addendum Volume II: Appendices 02876 rev 00, 11 September 2013; Buro Happold Environmental Statement: Non Technical Summary 02876 01, 14 December 2012; Buro Happold Environmental Statement Volume 1 Main Report 02876 01, 14/12/12; Buro Happold Environmental Statement Volume 11 appendices 02876 01, 14/12/12; Project Centre Flood Risk Assessment, September 2012;

Engenuiti Civil and Structural Engineering Concepts Report 09-S-REP-002, 7th December 2012; Engenuiti London Underground – Correspondence Report 029-S-REP-005, 7th December 2012; Engenuiti Concetual Design Statement for Crossrail 029-S-REP-001, revision 01, December 2012; Engenuiti Retained Façade Structural Engineering report 029-S- REP-004, 4th December 2012; Outernet Gallery employment schedule; Turley Associates letter entitled “St Giles Circus – Addendum Submission”, 17 September 2013; Two emails from Turley Associates dated 6 November 2012 entitled “Denmark Street A1/B1 Existing and Proposed GIA”; Existing Gross Internal Floor Area Schedule dated 1 November 2012; Proposed Gross Internal Floor Area Schedule rev D dated 13 June 2013; letter from GVA Schatunowski Brooks entitled “St Giles Development and Endell Street Satellite Development” ref KW10/LJ11 dated 18 October 2013; Daylight/Sunlight Amenity Analysis prepared by GVA Schatunowski Brooks dated 13 May 2013; 3d view of proposed development in relation to first residential floor of Centre Point BRE/26 dated 18/10/13; letter from GVA Schatunowski Brooks entitled “Endell Street in connection with St Giles Circus, London – daylight within the proposed development” dated 21 May 2013 and associated plans dated 13 May 2013 (BRE -003; -004; -005; -006; CAD 001; CAD 002); Clarifications on Wind Assessments in the vicinity of Centrepont tower, 21st May 2013; Turley Associates Supplementary HMO note and associated plans, licence and evaluation of standard of

accommodation, 16 May 2013; Engenuiti Basement Construction Phasing 029-2k-052, 15/04/2013; Engenuiti North of Denmark Street Basement Impact Assessment 19/06/2015; Engenuiti 4 Flitcroft Street and 1 Book Mews Basement Impact Assessment 19/06/2015

3.1.2 "Planning Permission"

the planning permission for the Development under reference number 2015/3900/P granted by the Council in the form of the draft annexed hereto

3.1.3 "the
Planning Application"

the application for Planning Permission in respect of the Property submitted on 8 July 2015 by the Owner and given reference number 2015/3900/P

3.2 In Clause 4.14.1 of the Existing Agreement the words "On or prior to the Implementation Date..." shall be replaced with the words " Within twelve months of the Implementation Date..." so that the clause shall read as follows:-

"4.14.1 Within twelve months of the Implementation Date to submit to the Council for approval the draft of (i) Public Square Access Plan and (ii) the Public Access Routes Access Plan."

3.3 In Clause 4.14.2 of the Existing Agreement the words "Not to Implement nor permit Implementation.." shall be replaced with the words "not to Occupy nor permit Occupation..." so that the clause shall read as follows:-

"4.14.2 Not to Occupy nor permit Occupation until such time as the Council has approved (i) the Public Square Access Plan (ii) the Public Access Routes Access Plan as demonstrated by written notice to that effect in each case."

- 3.4 In Clause 4.15.1 of the Existing Agreement the words "and not to Implement nor permit Implementation" shall be replaced with the words "and not to Occupy nor permit Occupation" so that the clause shall read as follows:-

"4.15.1 On or prior to the Occupation Date to provide the Council for approval a draft of the Service Management Plan Number One (such approval not to be unreasonably withheld or delayed) and not to Occupy nor permit Occupation until such time as the Council has received the draft of the Service Management Plan Number One."

- 3.5 All references in Clause 5 and Clause 6 of the Existing Agreement to "planning reference 2012/6858/P" shall be replaced with "planning reference 2012/6858/P as amended by planning reference 2015/3900/P".

- 3.6 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 2015/3900.

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 CONFIRMATION

- 6.1 The Council acknowledges that the following contributions contemplated in the Existing Agreement have already been paid to it by the Owner:-

Highways and Public Realm Contribution	£1,693,408
Pedestrian, Cyclist and Environmental	£185,000

Contribution	
Taxi Contribution	£8,500
Training and Employment Contribution	£101,750
Travel Plan Monitoring Contribution	£5,729
West End Project Contribution	£2,000,000
Construction Monitoring Contribution	£50,000

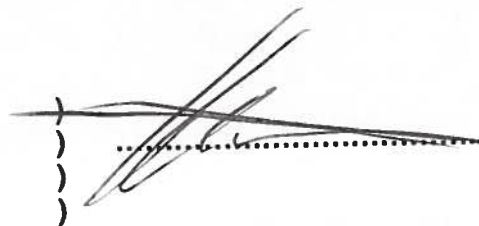
7. **REGISTRATION AS LOCAL LAND CHARGE**

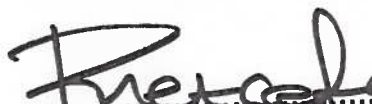
This Deed shall be registered as a Local Land Charge

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

**EXECUTED AS A DEED BY
CONSOLIDATED DEVELOPMENTS LIMITED**
acting by a Director Laurence Kirschel
in the presence of:

)
)
)
)




.....
Witness Signature

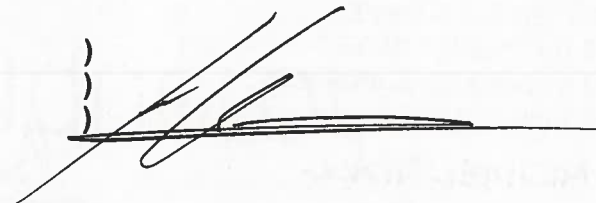
Witness Name **R. METCALFE**

Address **26 SOND SQUARE, LONDON W1D 4NU**

Occupation **PROPERTY CONSULTANT**

CONTINUATION OF DEED OF VARIATION AGREEMENT IN RELATION TO ST GILES CIRCUS SITE INCLUDING: SITE OF 138-148 (EVEN) CHARING CROSS ROAD 4 6 7 9 10 20-28 (INC) DENMARK STREET 1-6 (INC) 16-23 (INC) DENMARK PLACE 52-59 (INC) ST.GILES HIGH STREET 4 FLITCROFT STREET AND 1 BOOK MEWS LONDON WC2

EXECUTED AS A DEED BY
LAURENCE GRANT KIRSCHER
in the presence of:




.....
Witness Signature

Witness Name **R. METCALFE** .

Address **26 SOMO SQUARE, LONDON W1D 4NU .**

Occupation **PROPERTY CONSULTANT .**

SIGNED AND DELIVERED AS A DEED)
for and on behalf of)
THE ROYAL BANK OF SCOTLAND PLC)
acting in its capacity as agent for)
NATIONAL WESTMINSTER BANK)
PLC by its duly authorised attorney)
in the presence of:)

P.F. Nash
.....
Signature of attorney

PETER NASH
.....
Name of Attorney


.....
Witness Signature

Witness Name **Sophie Watson**

Address **246 Regent Street, London, W1B 3BN**

Occupation **Portfolio Manager**

CONTINUATION OF DEED OF VARIATION AGREEMENT IN RELATION TO ST GILES
CIRCUS SITE INCLUDING: SITE OF 138-148 (EVEN) CHARING CROSS ROAD 4 6 7 9 10
20-28 (INC) DENMARK STREET 1-6 (INC) 16-23 (INC) DENMARK PLACE 52-59 (INC)
ST.GILES HIGH STREET 4 FLITCROFT STREET AND 1 BOOK MEWS LONDON WC2

EXECUTED AS A DEED)
By DB UK BANK LIMITED)
acting through its authorised)
signatories)

MICHAEL HALL
.....
Name of Authorised Signatory

[Signature]
.....
Signature of Authorised Signatory

Yoko Morimoto
.....
Name of Authorised Signatory

[Signature]
.....
Signature of Authorised Signatory

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

R. Alexander
.....
Duly Authorised Officer



Anna Snow
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London WC2H 0JR

Application Ref: **2015/3900/P**

10 June 2016

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:

**St Giles Circus site including: site of 138-148 (even) Charing Cross Road 4 6 7 9 10
20-28 (inc) Denmark Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St.Giles
High Street 4 Flitcroft Street and 1 Book Mews London WC2**

Proposal:

DECISION

Minor material amendment of condition 2 (development to be constructed in accordance with the approved plans) of planning permission redevelopment 2012/6858/P dated 31 March 2015 namely for alterations to design and materials and changes to approved layout of the development including internal reconfiguration of Buildings A,B,C and D, alterations to internal layout and shopfronts in Denmark Street (north) and alterations to 4 Flitcroft Street including changes to roof pitch of approved rear extension. The original development was 'Erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 884sqm of flexible retails and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA).

Drawing Nos: Revised: 1793PL001-01; 1793PL001-02; 1793PL001-03; 1793PL001-04 P3; 1793PL001-05 P3; S10/DSD/195; 1793PL001-010 P3; 1793PL001-011 P3; 1793PL001-012 P3; 1401_PL100; 1793PLEX005-B1 P2; 1793PLEX005-00 P2; 1793PLEX005-01 P2; 1793PLEX005-02 P2; 1793PLEX005-03 P2; 1793PLEX005-04 P2; 1793PLEX005-05 P2; 1793PLEX005-05/Roof Plan P2; 1793PLEX005-16 P2; 1793PLEX005-10 P2; 1793PLEX005-11 P2; 1793PLEX005-12 P2; 1793PLEX005-13 P2; 1793PLEX005-14 P2; 1793PLEX005-15 P2; 1793PLEX010-01 P2; 1793PLEX010-02 P2; 1793PLEX010-03 P2; 1793PLEX010-04 P2; 1793PLEX011-01 P2; 1793PLEX011-02 P2; 1793PLEX011-03 P2; 1793PLEX011-04 P2; 1793PLEX015-01 P2; 1793PLEX015-02 P2; 1793PLEX015-03 P2; 1793PLEX015-04 P2; 1793PLEX015-05 P2; 1793PLEX015-06 P2; 1793PLEX015-07 P2; 1793PL005-B2 P3; 1793PL005-B1 P3; 1793PL005B1MZ P3; 1793PL005-00 LG; 1793PL005-00 P3; 1793PL005-01 P3; 1793PL005-02 P3; 1793PL005-03 P3; 1793PL005-04 P3; 1793PL005-05 P3; 1793PL005-06 P3; 1793PL005-RF P2; 1793PL010-01 P3; 1793PL010-02 P3; 1793PL010-03 P3; 1793PL010-04 P3; 1793PL010-05 P3; 1793PL010-06 P3; 1793PL011-01 P3; 1793PL011-02 P3; 1793PL011-03 P3; 1793PL011-04 P3; 1793PL015-01 P3; 1793PL015-02 P3; 1793PL015-03 P3; 1793PL015-06 P3; 1793PL015-07; P3; 1793PLEX016-20 P2; 1793PLEX016-21 P2; 1793PLEX016-22 P2; 1793PLEX016-23 P2; 1793PLEX016-24 P2; 1793PLEX016-25 P2; 1793PLEX016-26 P2; 1793PLEX016-50 P2; 1793PLEX016-51 P2; 1793PLEX016-52 P2; 1793PLEX016-53 P2; 1793PLEX016-54 P2; 1793PLEX016-60 P2; 1793PL016-SP P; 1793PL016-00 P3; 1793PL016-01 P3; 1793PL016-02 P3; 1793PL016-03 P3; 1793PL016-04 P3; 1793PL016-05 P3; 1793PL016-06 P3; 1793PL016-07 P3; 1793PL016-08 P3; 1793PL016-09 P3; 1793PL016-10 P3; 1793PL016-11 P3; 1793PL016-12 P3; 1793PL016-50 P3; 1793PL016-51 P3; 1793PL016-52 P3; 1793PL016-53 P3; 1793PL016-54; 1793PL016-55 P3; 1793PL016-56 P3; 1793PL016-60 P3; 1793PL021-01 P3; 1793PL021-02 P3; 1793PL021-05 P3; 1793PL021-06 P3; 1793PL021-10 P3; 1793PL021-11 P3; 1793PL021-14 P3; 1793PL021-15 P3;

1793PL021-16 P3; 1793PL021-20 P3; 17

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 Condition 2 of the planning permission dated 31 March 2015 reference number 2012/6858/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

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

1793PL001-01; 1793PL001-02; 1793PL001-03; 1793PL001-04 P3; 1793PL001-05 P3; S10/DSD/195; 1793PL001-010 P3; 1793PL001-011 P3; 1793PL001-012 P3; 1401_PL100; 1793PLEX005-B1 P2; 1793PLEX005-00 P2; 1793PLEX005-01 P2; 1793PLEX005-02 P2; 1793PLEX005-03 P2; 1793PLEX005-04 P2; 1793PLEX00505 P2; 1793PLEX005-05/Roof Plan P2; 1793PLEX005-16 P2; 1793PLEX005-10 P2; 1793PLEX005-11 P2; 1793PLEX005-12 P2; 1793PLEX005-13 P2; 1793PLEX005-14 P2; 1793PLEX00515 P2; 1793PLEX010-01 P2; 1793PLEX010-02 P2; 1793PLEX010-03 P2; 1793PLEX010-04 P2; 1793PLEX011-01 P2; 1793PLEX011-02 P2; 1793PLEX011-03 P2; 1793PLEX011-04 P2; 1793PLEX01501 P2; 1793PLEX015-02 P2; 1793PLEX015-03 P2; 1793PLEX015-04 P2; 1793PLEX015-05 P2; 1793PLEX015-06 P2; 1793PLEX015-07 P2; 1793PL005-B2 P3; 1793PL005-B1 P3; 1793PL005B1 MZ P3; 1793PL005-00 LG; 1793PL005-00 P3; 1793PL005-01 P3; 1793PL005-02 P3; 1793PL005-03 P3; 1793PL005-04 P3; 1793PL005-05 P3; 1793PL005-06 P3; 1793PL005-RF P2; 1793PL010-01 P3; 1793PL010-02 P3; 1793PL010-03 P3; 1793PL010-04 P3; 1793PL010-05 P3; 1793PL010-06 P3; 1793PL011-01 P3; 1793PL011-02 P3; 1793PL011-03 P3; 1793PL011-04 P3; 1793PL015-01 P3; 1793PL015-02 P3; 1793PL015-03 P3; 1793PL015-06 P3; 1793PL015-07; P3; 1793PLEX016-20 P2; 1793PLEX016-21 P2; 1793PLEX016-22 P2; 1793PLEX016-23 P2; 1793PLEX016-24 P2; 793PLEX016-25 P2; 1793PLEX016-26 P2; 1793PLEX01650 P2; 1793PLEX016-51 P2; 1793PLEX016-52 P2; 1793PLEX016-53 P2; 1793PLEX016-54 P2; 1793PLEX016-60 P2; 1793PL016-SP P; 1793PL016-00 P3; 1793PL016-01 P3; 1793PL016-02 P3; 1793PL016-03 P3; 1793PL016-04 P3; 1793PL016-05 P3; 1793PL016-06 P3; 1793PL016-07 P3; 1793PL016-08 P3; 1793PL016-09 P3; 1793PL016-10 P3; 1793PL016-11 P3; 1793PL016-12 P3; 1793PL016-50 P3; 1793PL016-51 P3; 1793PL016-52 P3; 1793PL016-53 P3; 1793PL016-54; 1793PL016-55 P3; 1793PL016-56 P3; 1793PL016-60 P3;

1793PL021-01 P3; 1793PL021-02 P3; 1793PL021-05 P3; 1793PL021-06 P3;
 1793PL021-10 P3; 1793PL021-11 P3; 1793PL021-14 P3; 1793PL021-15 P3;
 1793PL021-16 P3; 1793PL021-20 P3; 1793PL021-21 P3; 1793PL021-22 P3;
 1793PL021-23 P3; 1793PL021-28 P3; 1793PL021-30 P3; 1793PL021-31 P3;
 1401PL(00)100 P2; 1401PL(00)00 P2; 1401PL(00)01 P2; 1401PL(00)02 P2;
 1401PL(00)03 P2; 1401PL(00)04 P2; 1401PL(00)05; 1401PL(00)06; 1401PL(00)07;
 1401PL(00)08; 1401PL(00)30; 1401PL(00)31 P2; 1401PL(00)32; 1401PL(00)33 P2;
 1401PL(00)34
 P2; 1401PL(00)35; Buro Happold Transport Assessment Addendum 028676 rev 01,
 11 September 2013; Buro Happold Transport Assessment 02876 03, December
 2012; Turley Associates Planning Addendum CONL2000, 9 September 2013; Turley
 Associates Supplementary Planning Report
 and appendices, April 2013; Turley Associates Planning Statement December
 2012; Engenuiti Listed Buildings Visual Structural Report 029-S-REP-003, 1
 December 2012; Design and Access Statement rev A, September 2013; GL Hearn
 Affordable Housing Statement, 10 December 2012; Charcoal Blue Venue
 Management Plan rev A, October 2012; Engenuiti Basement Impact Assessment
 North of Denmark Street, 4th December 2012; Engenuiti Basement Impact
 Assessment 4 Flitcroft Street, 3rd December 2012; Licensing Strategy for St Giles
 Circus Development, undated; Monmouth Dean Marketing Report, 19 December
 2012; Letter from Outlet Sales and lettings dated 19th June 2013; Four, Statement
 of Community Involvement, December 2012; Buro Happold Energy Statement 02876
 01, 24 October 2012; Buro Happold Sustainability Statement 02876 01, 14 December
 2012; Buro Happold Environmental Statement Addendum 02876 rev 02, 11
 September 2013; Buro Happold Environmental Statement Addendum Volume II:
 Appendices 02876 rev 00, 11 September 2013; Buro Happold Environmental
 Statement Volume 11 appendices 02876 01, 14/12/12; Project Centre Flood Ri

Informative(s):

- 1 You are advised that the informatives attached to 2012/6858/P dated 31 March 2015 remain applicable.

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

Supporting Communities Directorate

Director of Supporting Communities



DATED

8 August

2016

(1) CONSOLIDATED DEVELOPMENTS LIMITED

-and-

(2) LAURENCE GRANT KIRSCHER

-and-

(3) NATIONAL WESTMINSTER BANK PLC

-and-

(4) DB UK BANK LIMITED

-and-

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

DEED OF VARIATION

Relating to the Agreement dated 31 March 2015
Between the Mayor and the Burgesses of the
London Borough of Camden,
Consolidated Developments Limited, Laurence Grant Kirschel, National Westminster Bank
Plc and DB UK Bank Limited
under section 106 of the Town and
Country Planning Act 1990 (as amended)
Relating to development at premises known as
**St Giles Circus site including: site of 138-148 (even) Charing Cross Road 4 6 7 9 10 20-
28 (inc) Denmark Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St.Giles High
Street 4 Flitcroft Street and 1 Book Mews London WC2**

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/AB&ESA/1781.452
FINAL