



**Regeneration and Planning  
Development Management**

London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Tel 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Paul Acland  
Paul + O Architects Ltd  
Unit 8 / 73  
Maygrove Road  
London  
NW6 2EG

Application Ref: **2016/2021/P**  
Please ask for: **Fergus Freaney**  
Telephone: 020 7974 3366

13 February 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**73 Maygrove Road  
LONDON  
NW6 2EG**

Proposal:

Variation of Condition 9 (approved plans) of planning permission 2015/2301/P dated 14/07/2016 for the erection of 2 storey side extension at 1st and 2nd floor and single storey side extension at 1st floor (both extensions bridging over existing vehicle access at ground floor) to provide additional live/work unit and extension of existing live/work unit; namely to vary the design and materials of the western extension.

Drawing Nos:

Superseded: (257-PL20) PO1 F; PO2 F; E00 G; E01 K; E02 G; E03 G; E10 C; E11 C; E13 C; (257-PL10)PO1 G.

Proposed: PL-012; 112; 113; 114; 115; 210; 211; 212; 213; 214; 215; 310.

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

Condition(s) and Reason(s):



- 1 Condition 9 of the planning permission granted on 14/07/2016 under reference number 2015/2301/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: Existing: PL-002; 101; 103; 105; 200; 201. Proposed: Proposed: PL-012; 112; 113; 114; 115; 210; 211; 212; 213; 214; 215; 310.

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

Informative(s):

- 1 The proposed changes include alterations to the façade treatment and fenestration design on the approved eastern extension to the building, the overall height and scale of the design would remain unchanged.

The approved scheme incorporated dark coloured bricks along with perforated brick work and extruded brick headers. The proposal would simplify the design with buff brickwork and windows to match the scale and proportions of the existing building. The proposal is considered acceptable in design terms and does not result in new amenity implications. Some amendments are proposed to the internal layout of the development; however, these are limited and reflect the revised fenestration.

The principle of the development has been assessed already. The site is not located in a conservation area and the changes are considered to be minor in comparison to the approved scheme. The alterations are visible from the public realm but are not considered to harm the appearance of the development or area. The changes are considered to have a limited impact on the character and appearance of the resulting development. The details comply with the Council's policies and guidance for design alterations. There would be no increased overlooking as a result of the proposals. The proposals would not harm residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application and no objections were received. The site's planning history was taken into account in coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategies, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan March 2016 and the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and S. 106 obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for

implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Executive Director Supporting Communities



DATED

13 February

2016<sup>17</sup>

**(1) GRANADA DEVELOPMENTS LIMITED**

-and-

**(2) MIZRAHI TEFAHOT BANK LIMITED**

-and-

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

---

**DEED OF VARIATION**

Relating to the Agreement dated 14 July 2016  
Between the Mayor and the Burgesses of the  
London Borough of Camden,  
Granada Developments Limited and Mizrahi Tefahot Bank Limited  
under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as  
**73 MAYGROVE ROAD, LONDON NW6 2EN**

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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/1798.28  
FINAL



THIS DEED is made on the 13<sup>th</sup> day of February 2016<sup>17</sup>

**BETWEEN**

1. **GRANADA DEVELOPMENTS LIMITED** (Co. Regn. No. 02861300) whose registered office is at 109 Gloucester Place, London W1U 6JW (hereinafter called "the Owner") of the first part
2. **MIZRAHI TEFAHOT BANK LIMITED** (Incorporated in Tel Aviv) of 30 Old Broad Street, London EC2N 1HQ (hereinafter called "the Mortgagee") of the second part
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

**WHEREAS:**

- 1.1 The Council, Granada Developments Limited and Mizrahi Tefahot Bank Limited entered into an Agreement dated 14 July 2016 pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
- 1.2 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number NGL453066 and as leasehold proprietor with Title absolute of Units 1 and 3 forming part of the Property under title numbers NGL770327 and NGL779431, all subject to a charge to the Mortgagee.
- 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 14 July 2016 for which the Council resolved to grant permission conditionally under reference 2016/2021/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 14 July 2016 made between the Council and Granada Developments Limited and Mizrahi Tefahot Bank Limited

2.8.3 "the Original Planning Permission" means the planning permission granted by the Council on 14 July 2016 referenced 2015/2301/P allowing the erection of 2 storey side extension at 1st and 2nd floor and single storey side extension at 1st floor (both extensions bridging over existing vehicle access at ground floor) to provide additional live/work unit and extension of existing live/work unit. as shown on drawing numbers:- (257-)PL10 PO1 G; PL20E01 K; PL20E02 G; PL20E03 G; PL20E10 C; PL20E11 C; PL20E12 C; PL20E13 C; PL20P01 F; PL20PO2 F; B10P01 A; B20E00 A; B20E02 A; B20P00 B; B20P02 A; B20P04 A

### 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 9 (approved plans) of planning permission 2015/2301/P dated 14/07/2016 (Erection of 2 storey side extension at 1st and 2nd floor and single storey side extension at 1st floor (both extensions bridging over existing vehicle access at ground floor) to provide additional live/work unit and extension of existing live/work unit) to vary the design and materials of the western extension as shown on drawing numbers:- Superseded: (257-PL20) PO1 F; PO2 F; E00 G; E01 K; E02 G; E03 G; E10 C; E11 C; E13 C; (257-PL10)PO1 G  
Proposed: PL-012; 112; 114; 115; 210; 211; 213; 214; 215; 310
- 3.1.2 "Planning Permission" the planning permission for the Development under reference number 2016/2021/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 14 July 2016 by the Owner and given reference number 2016/2021/P
- 3.2 All references in Clause 5 and Clause 6 of the Existing Agreement to "Planning Permission reference 2015/2301/P" shall be replaced with "Planning Permission reference 2016/2021/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 2016/2021/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 and the Owner has caused their respective Common Seals to be affixed and the Mortgagee has caused this Deed to be executed as a Deed the day and year first above written.

THE COMMON SEAL OF )  
EXECUTED AS A DEED BY )  
GRANADA DEVELOPMENTS LIMITED )  
was hereunto affixed )  
in the presence of:- )

*[Handwritten Signature]*

.....  
Director

*[Handwritten Signature]*

.....  
Director/Secretary

EXECUTED AS A DEED by the )  
Attorney Authorised on behalf of )  
MIZRAHI TEFAHOT BANK LIMITED )

*[Handwritten Signature]*

.....  
Duly Authorised Signatory

ELTON HILLMAN

HEAD OF CREDIT

MIZRAHI TEFAHOT BANK LIMITED

LONDON BRANCH

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

*[Handwritten Signature]*

.....  
Duly Authorised Officer

*[Handwritten Signature]*  
MATTHEW PLAX  
HEAD OF CORPORATE RELATIONS  
AUTHORISED SIGNATORY





Paul + O Architects Ltd  
Unit 8 / 73  
Maygrove Road  
London  
NW6 2EG

Application Ref: **2016/2021/P**

14 October 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:  
**73 Maygrove Road**  
**LONDON**  
**NW6 2EG**

## Proposal:

**DECISION**

Variation of Condition 9 (approved plans) of planning permission 2015/2301/P dated 14/07/2016 for the erection of 2 storey side extension at 1st and 2nd floor and single storey side extension at 1st floor (both extensions bridging over existing vehicle access at ground floor) to provide additional live/work unit and extension of existing live/work unit; namely to vary the design and materials of the western extension.

Drawing Nos: Superseded: (257-PL20) PO1 F; PO2 F; E00 G; E01 K; E02 G; E03 G; E10 C; E11 C; E13 C; (257-PL10)PO1 G

Proposed: PL-012; 112; 113 114; 115; 210; 211; 212 213; 214; 215; 310;

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 9 of the planning permission granted on 14/07/2016 under reference number 2015/2301/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: Existing: PL-002; 101; 103; 105; 200; 201. Proposed: PL-012; 112; 113 114; 115; 210; 211; 212 213; 214; 215; 310;

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

Informative(s):

- 1 The proposed changes include alterations to the façade treatment and fenestration design on the approved eastern extension to the building, the overall height and scale of the design would remain unchanged.

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The principle of the development has been assessed already. The site is not located in a conservation area and the changes are considered to be minor in comparison to the approved scheme. The alterations are visible from the public realm but are not considered to harm the appearance of the development or area. The changes are considered to have a limited impact on the character and appearance of the resulting development. The details comply with the Council's policies and guidance for design alterations. There would be no increased overlooking as a result of the proposals. The proposals would not harm residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application and no objections were received. The site's planning history was taken into account in coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategies, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan March 2016 and the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same

terms, drawings, conditions and S. 106 obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

**DRAFT**

**DECISION**







DATED

13 February

2016<sup>17</sup>

**(1) GRANADA DEVELOPMENTS LIMITED**

-and-

**(2) MIZRAHI TEFAHOT BANK LIMITED**

-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 14 July 2016  
Between the Mayor and the Burgesses of the  
London Borough of Camden,  
Granada Developments Limited and Mizrahi Tefahot Bank Limited  
under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as  
**73 MAYGROVE ROAD, LONDON NW6 2EN**

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Head of Legal Services  
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