

DATED

22nd January

2017/8

**(1) LLOYDS PROJECT LEASING LIMITED**

-and-

**(2) UNIVERSITY COLLEGE LONDON**

-and-

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

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**FIRST DEED OF VARIATION**

Relating to the Agreement dated 27<sup>th</sup> August 2015  
Between the Mayor and the Burgesses of the  
London Borough of Camden and  
Lloyds Project Leasing Limited and  
University College London  
under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as

**Astor College, 99 Charlotte Street London W1T 4QB**

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

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2017/3751/P  
FINAL 271117

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THIS DEED is made on the *22nd* day of *January* 201*8*

**BETWEEN**

1. **LLOYDS PROJECT LEASING LIMITED** (Company Registration Number 1280300) whose registered address is 71 Lombard Street, London EC3P 3BS (hereinafter called "the Freeholder") of the first part
2. **UNIVERSITY COLLEGE LONDON** of Gower Street, London WC1E 6BT (hereinafter called "the Leaseholder") 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 the Freeholder and the Leaseholder entered into the Existing Agreement on the 27<sup>th</sup> August 2015 pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
- 1.1 The Freeholder is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number NGL721985.
- 1.2 The Leaseholder is registered at the Land Registry as the leasehold proprietor with Title absolute of the Property under Title Number NGL738693.
- 1.3 The Freeholder and Leaseholder are both interested in the Property for the purposes of Section 106 of the Act.
- 1.4 The Freeholder and Leaseholder shall henceforth together be referred to as "the Owner".

1.2 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.

1.3 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 30<sup>th</sup> June 2017 for which the Council resolved to grant permission conditionally under reference 2017/3751/P subject to the conclusion of this Deed.

1.4 This First 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.

1.5 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 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 "Application for First  
Material Amendments"

The application for First Material Amendments in respect of the Property submitted to the Council and validated on the 30<sup>th</sup> June 2017 for which a resolution to grant approval has been made conditionally by the Council under reference number 2017/3751/P subject to the conclusion of this Deed

2.8.2 "Deed"

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

2.8.3 "Existing Agreement"

the Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) dated 27<sup>th</sup> August 2015 made between Lloyds Project Leasing Limited, University College London and the Council

### 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"

Refurbishment of existing student accommodation (Sui Generis) comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward (from 1st to 6th floor) to provide 60 additional bedrooms, elevational alterations including overcladding, relocation of main access, provision of ground floor cafe (Class A3) and pedestrianisation of Bedford Passage as shown on drawing numbers:- Site location plan 2869: L047 P4; L48 P3; L49 P6; L50 P6; L51 P6; L57 P6; L58 P4; L198 P4; L199 P4; L200 P2; L210 P3; L211 P3; L212 P2; L213 P3; L098 P3; L099 P19; L100 P21; L101 P16; L103 P20; L104 P3; L201 P11; L202 P10; L203 P3; L250 P14; L251 P14; L252 P14; L253 P3; L900 P2; Design and Access Statement Feb 2015; Transport Statement Feb 2015; Plant noise assessment Feb 2015; Energy and Sustainability Statement including BREEAM Pre-Assessment Feb 2015; Daylight/sunlight Assessment Feb 2015; Planning Statement Feb 2015 as varied by the First Material Amendments

#### 3.1.2 "Planning Permission"

the Original Planning Permission as amended by the First Material Amendments given approval under reference number 2017/3751/P to be issued by the Council substantially in the form of the draft annexed hereto

3.2 The following definition shall be added to the Existing Agreement:-

3.2.1 "the First Material Amendments"

Variation of condition 3 (approved drawings) of planning permission 2015/1139/P dated 27/08/15 (for extensions to student accommodation to provide 60 additional bedroom and associated alterations), namely to allow redesigned main entrance including alterations to layout, longer access ramp and extended canopy; alterations to window design; alterations to lower ground plinth (ceramic cladding replaced by brick with addition of ventilation louvres); alterations to gym entrance; alterations to Bedford Passage elevation (removal of windows / doors); fixed guarding at roof level; alterations to metal fins to rear elevation; and changes to pattern of bricks as shown on Superseded: L/099; L/100; L/250; L/251; L/252; Proposed: 2869 SK: 193 P1; 183 P1; 184 P1; 185 P1; 187; 189 P1; 2015.318: 1250 C; 1099 C; 1252 C; 1100 A; 1251 C; Gebrik Specification for grey podium brick; Section 73 Application: Commentary prepared by DLA Architecture

3.2.2 "the Original Planning Permission"

means the planning permission granted by the Council on 27<sup>th</sup> August 2015 referenced 2015/1139/P allowing Refurbishment of existing student accommodation (Sui Generis) comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward (from 1st to 6th floor) to provide 60 additional bedrooms,

elevational alterations including overcladding, relocation of main access, provision of ground floor cafe (Class A3) and pedestrianisation of Bedford Passage.

3.3 All references in Clause 5 and Clause 6 of the Existing Agreement to "Planning Permission reference 2015/1139/P" shall be replaced with "Planning Permission reference 2017/3751/P".

3.4 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 2017/3751/P.

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

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

#### **6. REGISTRATION AS LOCAL LAND CHARGE**

6.1 This Deed shall be registered as a Local Land Charge

**IN WITNESS WHEREOF** the Council has caused its Common Seal to be hereunto affixed and the Freeholder and Leaseholder has executed this instrument as a Deed the day and year first written.

EXECUTED AS A DEED BY  
LLOYDS PROJECT LEASING LIMITED

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)  
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acting by a Director and its Secretary  
or by two Directors

)  
)

*Gerard Fox*

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Director

*Alim*

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Director/Secretary

EXECUTED AS A DEED BY  
UNIVERSITY COLLEGE LONDON  
By

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)  
)  
)

*COLIN PLANK*

.....  
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



# CONQUEROR



Deloitte LLP  
Deloitte LLP  
Athene Place  
66 Shoe Lane  
London EC4A 3BQ

Application Ref: **2017/3751/P**

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:  
**Astor College**  
**99 Charlotte Street**  
**LONDON**  
**W1T 4QB**

**Proposal:**

**DECISION**

Variation of condition 3 (approved drawings) of planning permission 2015/1139/P dated 27/08/15 (for extensions to student accommodation to provide 60 additional bedroom and associated alterations), namely to allow redesigned main entrance including alterations to layout, longer access ramp and extended canopy; alterations to window design; alterations to lower ground plinth (ceramic cladding replaced by brick with addition of ventilation louvres); alterations to gym entrance; alterations to Bedford Passage elevation (removal of windows / doors); fixed guarding at roof level; alterations to metal fins to rear elevation; and changes to pattern of bricks.

Drawing Nos: Superseded: L/099; L/100; L/250; L/251; L/252

Proposed: 2869 SK: 193 P1; 183 P1; 184 P1; 185 P1; 187; 189 P1; 2015.318: 1250 C; 1099 C; 1252 C; 1100 A; 1251 C; Gebrik Specification for grey podium brick; Section 73 Application: Commentary prepared by DLA Architecture

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2015/1139/P dated 27/08/15.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2015/1139/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan 2869: L047 P4; L48 P3; L49 P6; L50 P6; L51 P6; L57 P6; L58 P4; L198 P4; L199 P4; L200 P2; L210 P3; L211 P3; L212 P2; L213 P3; L098 P3; L101 P16; L103 P20; L104 P3; L201 P11; L202 P10; L203 P3; L253 P3; L900 P2; 2869 SK: 193 P1; 183 P1; 184 P1; 185 P1; 187; 189 P1; 2015.318: 1250 C; 1099 C; 1252 C; 1100 A; 1251 C; Design and Access Statement Feb 2015; Transport Statement Feb 2015; Plant noise assessment Feb 2015; Energy and Sustainability Statement including BREEAM Pre-Assessment Feb 2015; Daylight/sunlight Assessment Feb 2015; Planning Statement Feb 2015; Gebrik Specification for grey podium brick; Section 73 Application: Commentary prepared by DLA Architecture

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

- 4 The use of the cafe hereby permitted shall not be carried out outside the following times 07:00 to 21:00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding the provisions of Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the cafe hereby approved shall not be used for primary cooking at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 6 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 The cycle storage area for 44 cycles hereby approved shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 9 Full details in respect of the brown roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The brown roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the brown roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change and should aim to achieve a 50% reduction in surface water run off rates. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 11 Contaminated Land

A) The remediation measures shall be implemented in accordance with the written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas that was submitted to and approved by LB Camden on 1 February 2017 (Reference 2016/6777/P).

B) Following the undertaking of the approved programme pursuant to Part A, an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 12 The development shall be carried out in accordance with the brick sample panels (2m x 2m) submitted to and approved by LB Camden on 28 August 2017 (Reference 2017/2804/P). The samples panels shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

13 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 elevations, sections and plans at 1:20 of all windows (including jambs, head and cill), ventilation grills, external doors and gates (including the temporary gate to Bedford Passage);

b) Plan, elevation and section drawings of the new shopfront (at corner of Bedford Passage) and front railing at a scale of 1:20;

c) The development shall be carried out in accordance with the Manufacturer's specification details of all facing materials including the ceramic baguette and panels and samples of those materials which were submitted to and approved by LB Camden on 28 August 2017 (Reference 2017/2804/P), and the grey brick technical specification hereby approved.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

14 Piling method statement

(i) The impact piling for the rear extension (including crane base for the construction of the rear extension) shall be carried out in accordance with the piling method statement submitted to and approved by LB Camden on 23 December 2016 (reference 2016/4518/P).

(ii) No impact piling for the café extension shall take place until a piling method statement for the relevant part of the works, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017.

- 15 Before the use commences, the extract ventilating system shall be provided with an acoustic screen in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 16 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, 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 D1 of the London Borough of Camden Local Plan 2017.

- 17 Details of Bedford Passage and the boundary interface with the adjacent site shall be submitted to the Local Planning Authority and approved in writing before the relevant part of the works commence.

Details to include:

- a) hard and soft landscaping (including any proposals for temporary surface treatment)
- b) boundary treatment including any temporary proposals
- c) security and crime prevention measures

Such details to be prepared in consultation with the owners of the neighbouring Middlesex Hospital Annex site.

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) and a safe environment in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 18 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. 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 A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

The loss of the windows from the Bedford Passage elevation would reduce the activation of this frontage. However the applicant has advised that structural analysis has been carried out which has shown that the proposed new openings would not be structurally feasible due to the resulting loss of capacity of the structure to resist wind loads and the effect of redistributed loads, which could overstress the existing frame.

The alteration to the lower ground plinth would be justified as the existing concrete piers forming part of the structure of the existing plinth could not be adapted to allow the ceramic cladding over the existing brick wall as originally envisaged. In addition additional extract ventilation louvres would be required, to serve areas in the lower ground floor, and these have been incorporated into the façade of the plinth. The façade ventilation would be coloured to blend in with the brickwork and will be in the form of vertical louvres, rather than horizontal, to pick up on the vertical lines of the ceramic cladding and railings.

Curtain walling is proposed in the reconstructed link between the main building and the gym to signal a new independent entrance to the gym, which would be accessed from Bedford Passage. This would allow more light into the facilities and would improve the lighting, animation and passive security to Bedford Passage.

The scheme was revised following concerns raised by officers. The revised scheme increased the extent of the ceramic baguettes on the café and omitted the grey brickwork plinth. The café glass door, side panel and signage panel have been reconfigured, together with the omission of the proposed tree and adjustment to the cycle store, removal of the planter and replacement with a low level bench, all contribute to making the cafe area more open and inviting, particularly when approached from the Middlesex Hospital Annexe side of Bedford Passage.

The proposed changes are considered acceptable and would maintain a high quality of design and would help to achieve the Council's aspirations for Bedford Passage.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2 C5, C6 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised that condition 4 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 5 With regard to condition 11 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 7 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 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](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](mailto: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

Supporting Communities Directorate

# CELLULOSE

The cellulose molecule is a long chain of glucose units linked by beta-1,4 glycosidic bonds. This structure allows cellulose to form a microfibrillar network, which is the primary structural component of plant cell walls. The high tensile strength of cellulose is due to the hydrogen bonding between adjacent chains, forming a crystalline structure. Cellulose is a polysaccharide, meaning it is composed of many repeating sugar units. In this case, the repeating unit is glucose. The beta-1,4 linkage is a key feature of cellulose, distinguishing it from starch, which has alpha-1,4 linkages. This difference in linkage results in cellulose being indigestible by humans, as we lack the enzyme cellulase to break these bonds. However, many other organisms, including certain bacteria and fungi, possess cellulase and can break down cellulose into glucose. Cellulose is also a major component of paper and is used in various industrial applications. Its ability to form a strong, fibrous network makes it an ideal material for paper production. Additionally, cellulose is used in the textile industry for the production of rayon and other synthetic fibers. The natural fibers of cotton and flax are primarily composed of cellulose. In the food industry, cellulose is used as a thickener and stabilizer in various products. Its high water-holding capacity makes it a valuable ingredient in many food formulations. Overall, cellulose is a versatile and important natural polymer with a wide range of applications in industry, agriculture, and everyday life.

The cellulose molecule is a long chain of glucose units linked by beta-1,4 glycosidic bonds. This structure allows cellulose to form a microfibrillar network, which is the primary structural component of plant cell walls. The high tensile strength of cellulose is due to the hydrogen bonding between adjacent chains, forming a crystalline structure. Cellulose is a polysaccharide, meaning it is composed of many repeating sugar units. In this case, the repeating unit is glucose. The beta-1,4 linkage is a key feature of cellulose, distinguishing it from starch, which has alpha-1,4 linkages. This difference in linkage results in cellulose being indigestible by humans, as we lack the enzyme cellulase to break these bonds. However, many other organisms, including certain bacteria and fungi, possess cellulase and can break down cellulose into glucose. Cellulose is also a major component of paper and is used in various industrial applications. Its ability to form a strong, fibrous network makes it an ideal material for paper production. Additionally, cellulose is used in the textile industry for the production of rayon and other synthetic fibers. The natural fibers of cotton and flax are primarily composed of cellulose. In the food industry, cellulose is used as a thickener and stabilizer in various products. Its high water-holding capacity makes it a valuable ingredient in many food formulations. Overall, cellulose is a versatile and important natural polymer with a wide range of applications in industry, agriculture, and everyday life.

# CONFIDENTIAL

BY AUTHORITY OF THE SECRETARY OF DEFENSE

TOP SECRET

CONFIDENTIAL

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DATED

*22nd January*

2017<sup>8</sup>

**(1) LLOYDS PROJECT LEASING LIMITED**

-and-

**(2) UNIVERSITY COLLEGE LONDON**

-and-

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

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**FIRST DEED OF VARIATION**

Relating to the Agreement dated 27<sup>th</sup> August 2015  
Between the Mayor and the Burgesses of the  
London Borough of Camden and  
Lloyds Project Leasing Limited and  
University College London  
under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as

**Astor College, 99 Charlotte Street London W1T 4QB**

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