

DATED 20 March 2009

(1) B.L.C.T. (16699) LIMITED

(2) B.L.C.T. (16700) LIMITED

(3) OSNABURGH STREET LIMITED

- and -

(4) THE MAYOR AND BURGESSES OF THE LONDON
BOROUGH OF CAMDEN

DEED OF VARIATION RELATING TO AGREEMENT DATED 6 JUNE 2006 RELATING TO
LAND KNOWN AS OSNABURGH STREET, REGENT'S PLACE, LONDON NW1
PURSUANT TO SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED) AND SECTION 278 OF THE HIGHWAYS ACT 1980

Andrew Maughan
Head of Legal Services
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP
Tel: 020 7974 5826
Fax: 020 7974 2962

G:\case files\culture & env\planning\Deborah Riley\Osnaburgh Street\Deed of Variation
CLS\COM\DR\1685.104

THIS DEED is made the 20th day of March 2009

BETWEEN:

- 1 B. L. C. T. (16699) LIMITED of York House, 45 Seymour Street, London W1H 7LX (hereinafter called "the First Owner") of the first part
- 2 B. L. C. T. (16700) LIMITED of York House, 45 Seymour Street, London W1H 7LX (hereinafter called "the Second Owner") of the second part
- 3 OSMABURGH STREET LIMITED of York House, 45 Seymour Street, London W1H 7LX (hereinafter called "the Third Owner") of the third part and the First Owner, the Second and the Third Owner are together hereinafter referred to as "the Owner"
- 4 THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the fourth part

WHEREAS

- (A) On 6 June 2006 the Crown Estate Commissioners and B.L.C.T. (16699) Limited and B.L.C.T. (16700) Limited and B.L.C.T. (31700) Limited and the Council entered into a deed pursuant to the provisions of Section 106 Town and Country Planning Act 1990 (as amended) and Section 278 Highways Act 1980 (the "Agreement").
- (B) The Owner is registered at the Land Registry as the freehold and leasehold proprietors with Title Absolute.
- (C) The Crown Estate Commissioners and B.L.C.T. (31700) Limited no longer have any interest in the Property and therefore are not required to be a party to this Deed. Osnaburgh Street Limited now has an interest in the Property and therefore is required to be a party to this Deed.
- (D) The Owner and the Council have agreed to vary certain terms of the Agreement as set out in this Deed of Variation.
- (E) This Agreement is made by virtue of Section 106A of the Town and Country Planning Act 1990 (as amended) and is a planning obligation for the purposes of that section.

2. VARIATION TO THE EXISTING AGREEMENT

2.1 Clause 2.3 of the Existing Agreement (definition of "the Affordable Housing Units") shall be deleted in its entirety and replaced with the following:-

"the Affordable Housing Units" the 92 residential units within the Residential Development to be constructed, fitted out and occupied exclusively as Affordable Housing comprising the 65 units edged red on the Social Housing Plans (incorporating 22 x 1 bedroom units, 18 x 2 bedroom units, 13 x 3 bedroom units, 8 x 4 bedroom units and 4 x 5 bedroom units) to be created and used exclusively as Social Rented Housing ("the Social Rented Housing Units") and the 27 units edged in blue on the Social Housing Plans (incorporating 16 x 1 bedroom units, 8 x 2 bedroom units and 3 x 3 bedroom units) to be created and used exclusively as Intermediate Housing ("the Intermediate Housing Units").

2.2 The following clause 2.58 shall be inserted into the Existing Agreement:-

"Varied Planning Permission" Any permission issued by the Council varying the Planning Permission AND FOR THE AVOIDANCE OF DOUBT in respect of which the Council shall either:

- (i) agree in writing that the terms of the Existing Agreement shall apply to, without variation to the Existing Agreement; or
- (ii) enter into a Deed of Variation to vary the Existing Agreement

2.3 At clause 2.24 of the Existing Agreement (definition of "the Implementation Date") the following words shall be inserted after the phrase "carrying out of a material operation":-

- (i) "for the purpose of the Planning Permission AND FOR THE AVOIDANCE OF DOUBT includes a material operation for the purpose of any Varied Planning Permission"

2.4 At clause 2.39 of the Existing Agreement (definition of "Planning Permission") the following phrase shall be inserted after the words "draft permission annexed hereto"

EXECUTED AS A DEED BY
B.L.C.T. (16700) LIMITED
acting by: -

)
)
)

.....
Director

.....
Director/Secretary

EXECUTED AS A DEED BY
OSNABURGH STREET LIMITED
acting by: -

)
)
)

.....
Director

.....
Director/Secretary

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

)
)
)
)

.....
Authorised Signatory





- SOCIAL HOUSING
- INTERMEDIATE HOUSING

British Land

FARRELLS

SOCIAL HOUSING PLAN

[Handwritten signature]

REGENT'S PLACE
OSWALD STREET
BASEMENT LEVEL 1
PLANNING APPLICATION
SCALE 1:200 @A0

RP/PA/05-089-G
20 February 2009



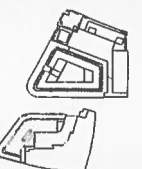
0m 10 20

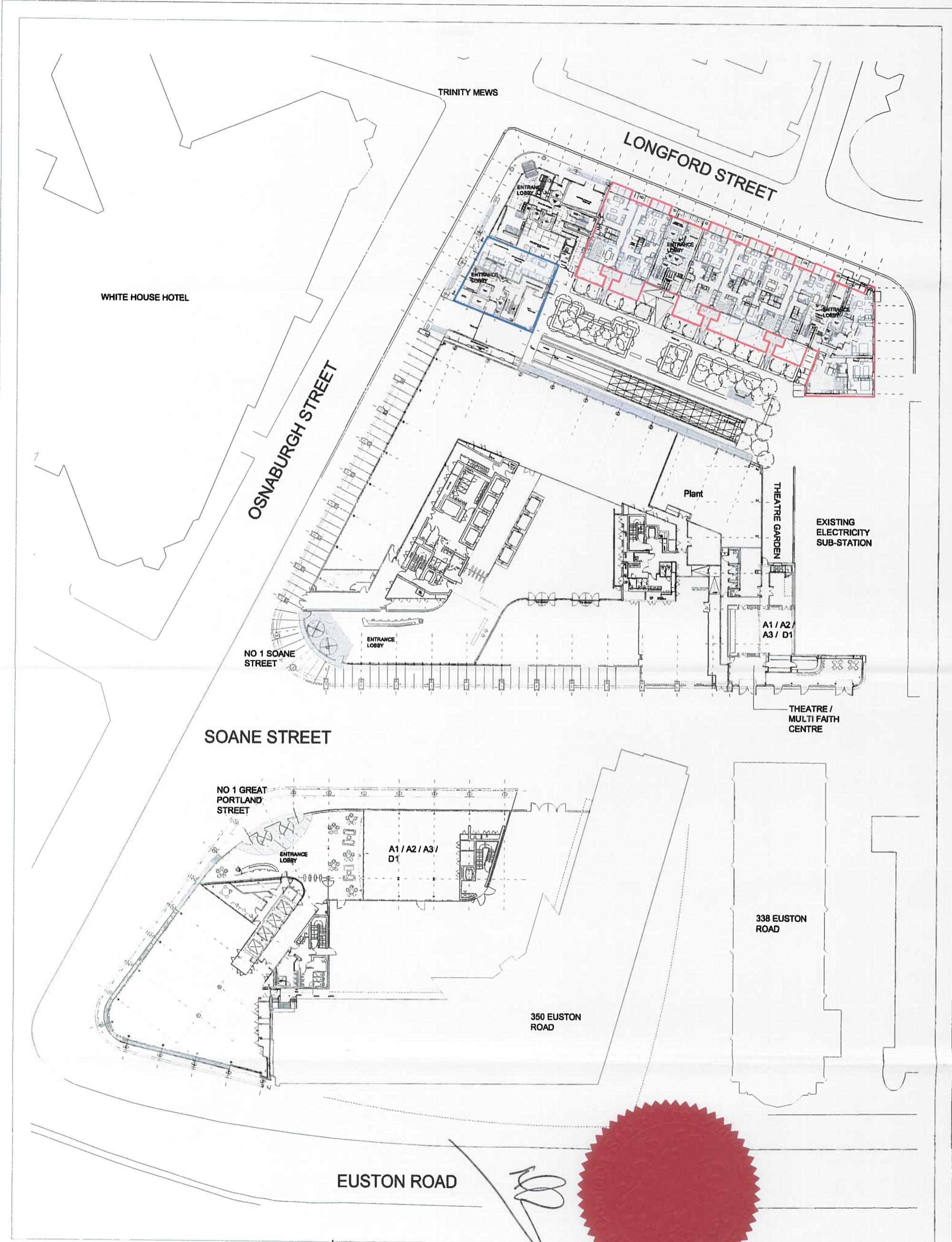
SCALE 1:200 @A0
RP/PA/05-089-G

B 01
TRINITY MEWS

B 01
No 1 SOANE ST

B 01
No 1 GREAT
PORTLAND SQ





- SOCIAL HOUSING
- INTERMEDIATE HOUSING

British Land

FARRELLS

SOCIAL HOUSING PLAN

REGENT'S PLACE
OSNABURGH STREET
GROUND LEVEL
PLANNING APPLICATION
SCALE 1:200 @A0

R/PA05-100-G
20 February 2009



SCALE 1:200 @A0
R/PA05-100-G



L-00
TRINITY MEWS

L-00
No 1 SOANE ST

L-00
No 1 GREAT PORTLAND SQ



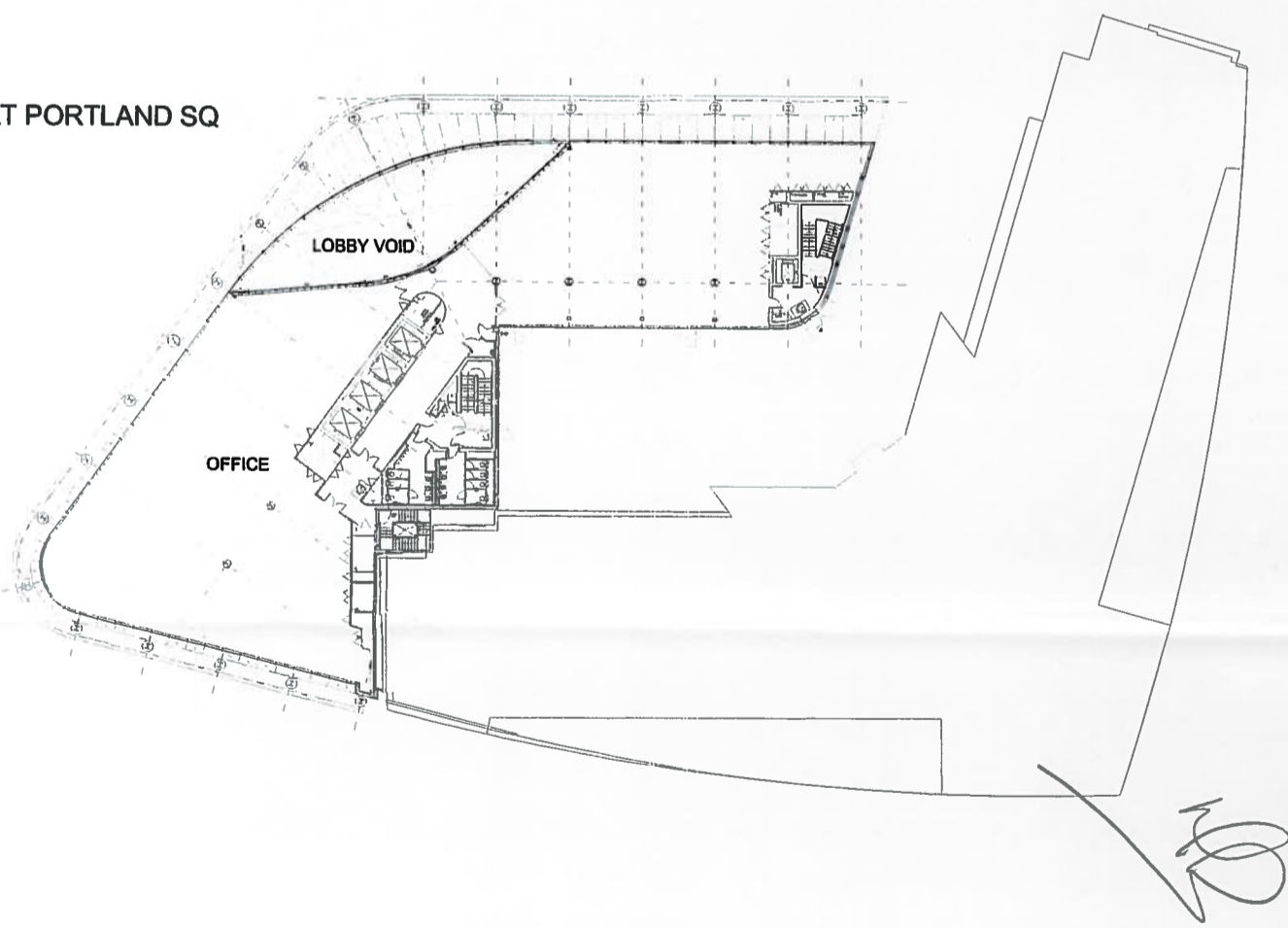
Handwritten signature



TRINITY MEWS
1st Floor

No1 SOANE STREET
1st Floor

No1 GREAT PORTLAND SQ
1st Floor



- SOCIAL HOUSING
- INTERMEDIATE HOUSING
- British Land
- FARRELLS

SOCIAL HOUSING PLAN

[Handwritten signature]

REGENT'S PLACE
OSNABURGH STREET
LEVEL 1
PLANNING APPLICATION
SCALE 1:200 @A0
RP/PA/05-101-H
20 February 2009



- TRINITY MEWS 01
- No 1 SOANE ST 01
- No 1 GREAT PORTLAND SQ 01



TRINITY MEWS
2nd Floor

No1 SOANE STREET
2nd Floor

No1 GREAT PORTLAND SQ
2nd Floor



- SOCIAL HOUSING
- INTERMEDIATE HOUSING

British Land

FARRELLS

SOCIAL HOUSING PLAN

REGENT'S PLACE
OSNABURGH STREET
LEVEL 2
PLANNING APPLICATION
SCALE 1:200 @A0

RP/PA/05-102-H
20 February 2009



SCALE 1:200 @A0
RP/PA/05-102-H



TRINITY MEWS
02

No 1 SOANE ST
02

No 1 GREAT
PORTLAND SQ
02

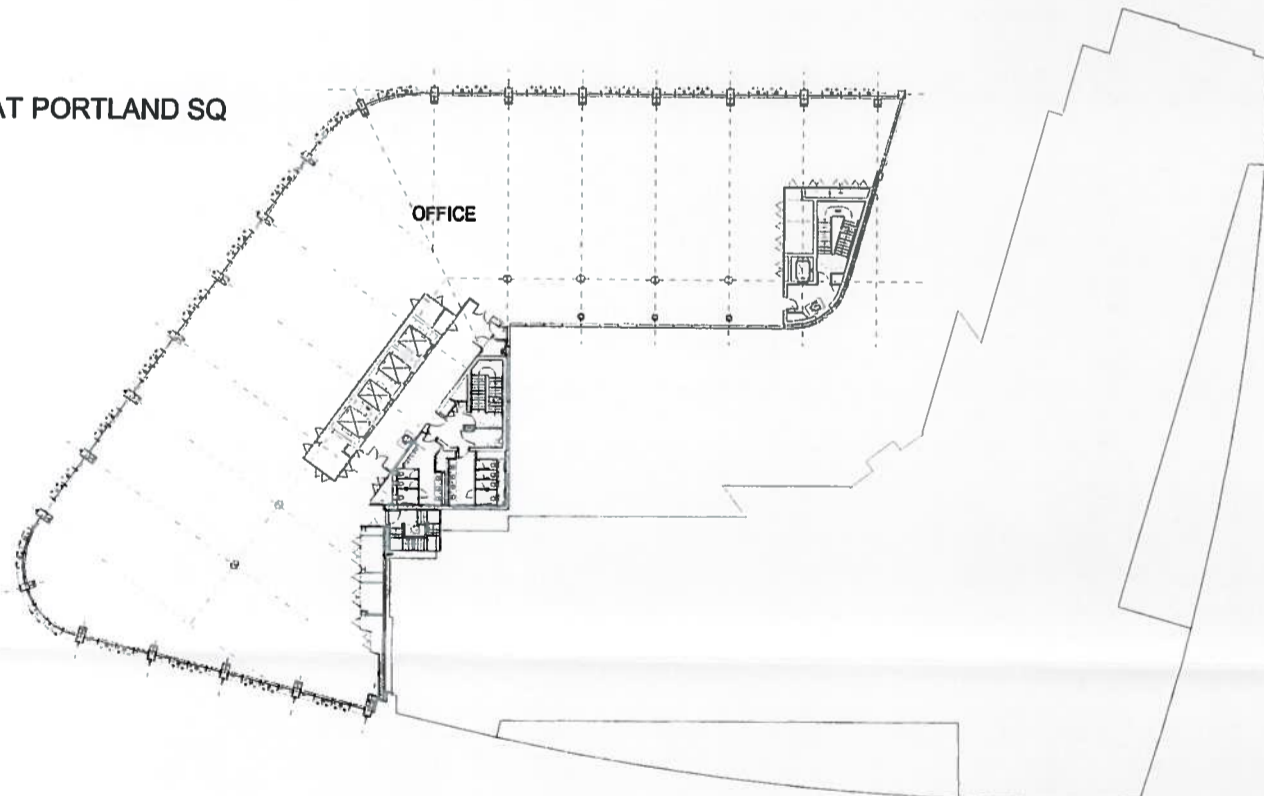


TRINITY MEWS
3rd Floor

No1 SOANE STREET
2nd Floor



No1 GREAT PORTLAND SQ
2nd Floor



Handwritten signature



- SOCIAL HOUSING
- INTERMEDIATE HOUSING

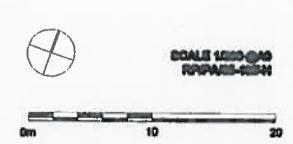
British Land

FARRELLS

SOCIAL HOUSING PLAN

Handwritten signature

REGENT'S PLACE
OSNABURGH STREET
LEVEL 3
PLANNING APPLICATION
SCALE 1:200 @A0
RP/PA05-102-H
20 February 2008

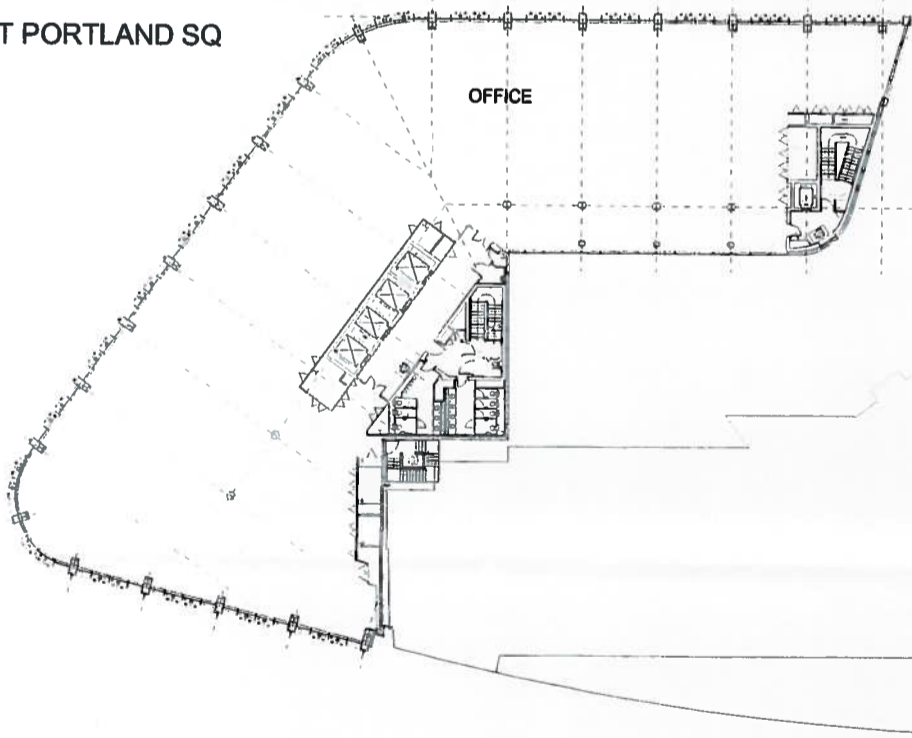


- TRINITY MEWS 03
- No 1 SOANE ST 02
- No 1 GREAT PORTLAND SQ 02

TRINITY MEWS
4th Floor

No1 SOANE STREET
3rd Floor

No1 GREAT PORTLAND SQ
3rd Floor



SOCIAL HOUSING
 INTERMEDIATE HOUSING

British Land

FARRELLS

SOCIAL HOUSING PLAN

REGENT'S PLACE
 OSNABURGH STREET
LEVEL 3
 PLANNING APPLICATION
 SCALE 1:200 @A0

RP/PA/05-103-H
 20 February 2009

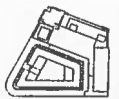


SCALE 1:200 @A0
 RP/PA/05-103-H
 0m 10 20

TRINITY MEWS 04

No 1 SOANE ST 03

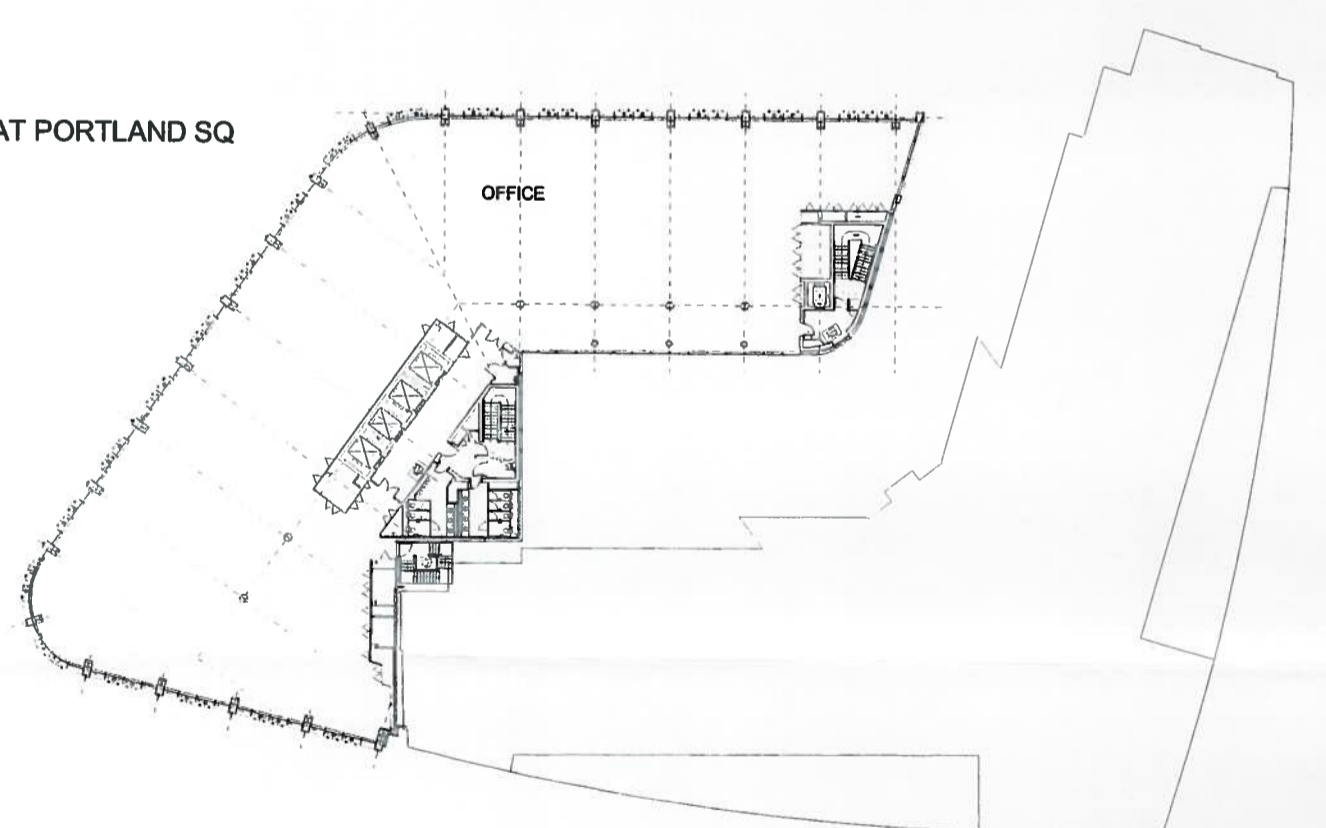
No 1 GREAT PORTLAND SQ 03



TRINITY MEWS
5th Floor

No1 SOANE STREET
3rd Floor

No1 GREAT PORTLAND SQ
3rd Floor






- SOCIAL HOUSING
- INTERMEDIATE HOUSING
- British Land
- FARRELLS

SOCIAL HOUSING PLAN

REGENT'S PLACE
OSNABURGH STREET
LEVEL 3
PLANNING APPLICATION
SCALE 1:200 @A0
RPIPA05-103-H
20 February 2009

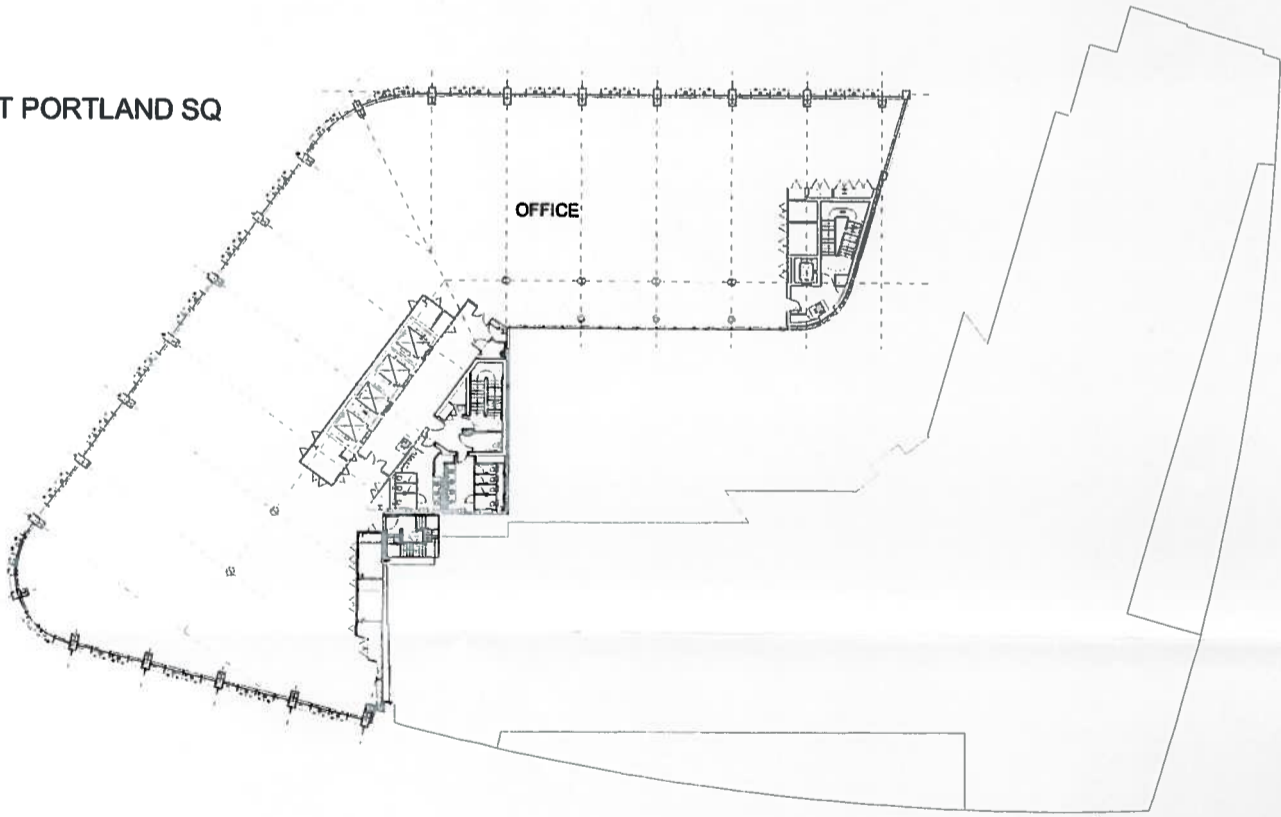


- TRINITY MEWS 05 
- No 1 SOANE ST 03 
- No 1 GREAT PORTLAND SQ 03 

TRINITY MEWS
6th Floor

No1 SOANE STREET
4th Floor

No1 GREAT PORTLAND SQ
4th Floor



[Handwritten signature]



SOCIAL HOUSING
 INTERMEDIATE HOUSING

British Land

FARRELLS

SOCIAL HOUSING PLAN

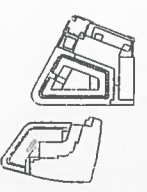
[Handwritten signature]

REGENT'S PLACE
 OSNABURGH STREET
 LEVEL 4
 PLANNING APPLICATION
 SCALE 1:200 @A0
 RP/PA/05-104-H
 20 February 2009



SCALE 1:200 @A0
 RP/PA/05-104-H
 0m 10 20

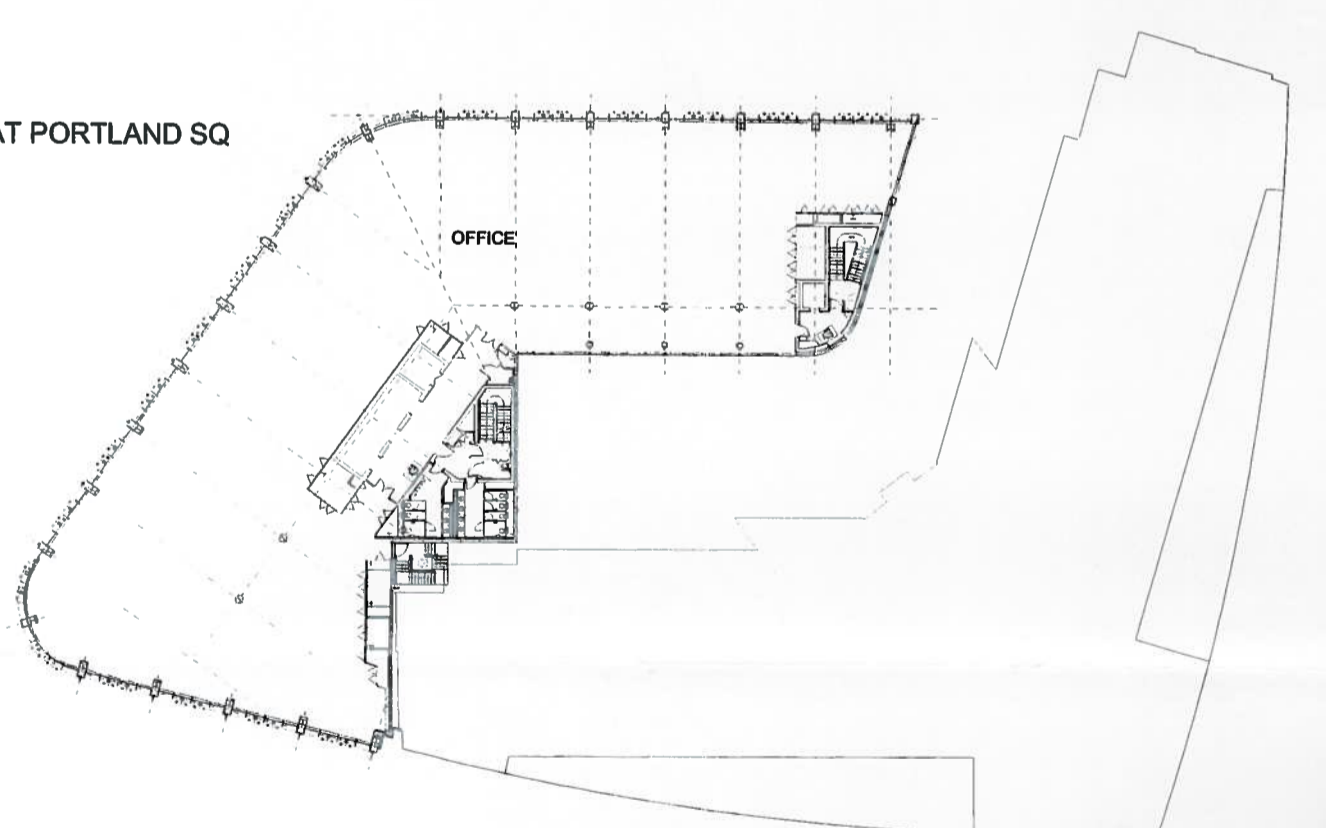
TRINITY MEWS
 06
 No 1 SOANE ST
 04
 No 1 GREAT
 PORTLAND SQ
 04



TRINITY MEWS
7th Floor

No1 SOANE STREET
5th Floor

No1 GREAT PORTLAND SQ
5th Floor



- SOCIAL HOUSING
- INTERMEDIATE HOUSING
- British Land
- FARRELLS

SOCIAL HOUSING PLAN

[Handwritten signature]

REGENT'S PLACE
OSNABURGH STREET
LEVEL 5
PLANNING APPLICATION
SCALE 1:200 @A0
RP/PA05-105-H
20 February 2009



0m 10 20

SCALE 1:200 @A0
RP/PA05-105-H

TRINITY MEWS 07



No 1 SOANE ST 05

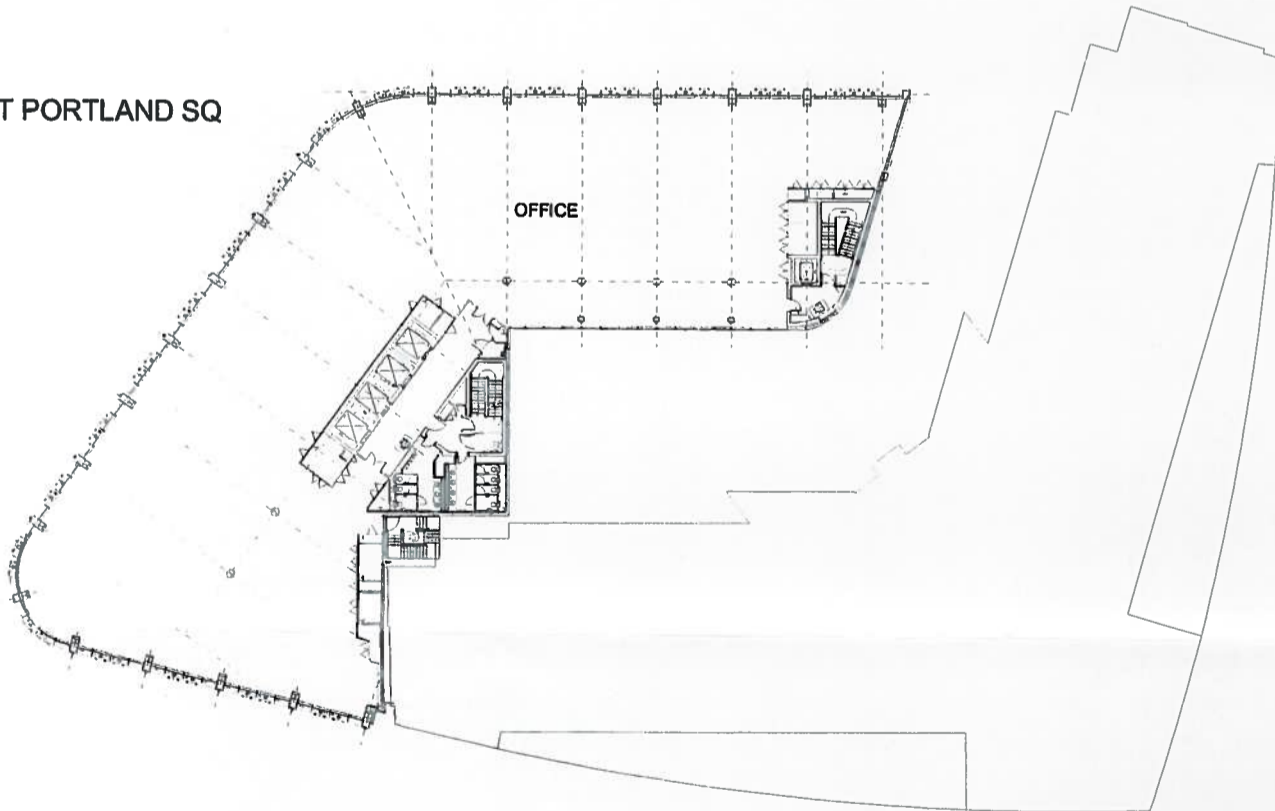
No 1 GREAT PORTLAND SQ 05



TRINITY MEWS
8th Floor

No1 SOANE STREET
6th Floor

No1 GREAT PORTLAND SQ
6th Floor



- SOCIAL HOUSING
- INTERMEDIATE HOUSING
- British Land
- FARRELLS

SOCIAL HOUSING PLAN



REGENT'S PLACE
OSNABURGH STREET
LEVEL 6
PLANNING APPLICATION
SCALE 1:200 @A0
RP/PA/05-106-H
20 February 2009



0m 10 20

SCALE 1:200 @A0
RPP/PA/05-106-H

- TRINITY MEWS 06
- No 1 SOANE ST 06
- No 1 GREAT PORTLAND SQ 06

