



Application ref: 2018/4362/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 19 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

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:
16-20 Red Lion Street
London
WC1R 4PQ

Proposal:

Variation of condition 2 (Approved Drawings) of permission ref: 2016/5571/P dated 15/5/17 (as amended by 2017/3028/P dated 31/08/2017) for (Roof extension to create 6th floor, terraces, rear extension, alterations to front and rear facades, canopy for new cycle parking area); CHANGES include alterations to external façade and fenestration

Drawing Nos: Superseded drawings

Drawing suffix 2077_X_; GA_(00)02_DE P01, GA_(01)02_DE P01, GA_(02)02_DE P01, GA_(03)02_DE P01, GA_(04)02_DE P01, GA_(05)02_DE P01, GE(SO)02_DE P02, GE(WE)02_DE P02, GS(AA)02_DE P02, GS(BB)02_DE P03, GA(00)02_XX P05, GA(01)02_XX P04, GA(02)02_XX P04, GA(03)02_XX P04, GA(04)02_XX P04, GA(05)02_XX P05, GE(SO)02_XX P05, GE(WE)02_XX P07, GS(AA)02_XX P04

Approved drawings:

Drawing suffix 2077_X_; GA_(00)02_DE P02, GA_(01)02_DE P02, GA_(02)02_DE P02, GA_(03)02_DE P02, GA_(04)02_DE P02, GA_(05)02_DE P02, GE(SO)02_DE P03, GE(WE)02_DE P03, GS(AA)02_DE P03, GS(BB)02_DE P04, GA(00)02_XX P06, GA(01)02_XX P05, GA(02)02_XX P05, GA(03)02_XX P05, GA(04)02_XX P05, GA(05)02_XX P06, GE(SO)02_XX P06, GE(WE)02_XX P08, GS(AA)02_XX P06

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

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 2016/5571/P dated 15/05/2017.

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

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

Drawing suffix 2077_X_; SP(XX)01_XX P01, GA_(00)02_DE P02, GA_(01)02_DE P02, GA_(02)02_DE P02, GA_(03)02_DE P02, GA_(04)02_DE P02, GA_(05)02_DE P02, GA_(06)02_DE P01, GA_(B1)02_DE P01, GE(NO)02_DE P03, GE(EA)02_DE P04, GE(SO)02_DE P03, GE(WE)02_DE P03, GS(AA)02_DE P03, GS(BB)02_DE P04, GA(00)02_EX P01, GA(01)02_EX P01, GA(02)02_EX P01, GA(03)02_EX P01, GA(04)02_EX P01, GA(05)02_EX P01, GA(06)02_EX P01, GA(B1)02_EX P01, GE(NO)02_EX P03, (EA)02_EX P03, GE(SO)02_EX P03, GE(WE)02_EX P03, GS(AA)02_EX P02, GS(BB)02_EX P03, GA(00)02_XX P06, GA(01)02_XX P05, GA(02)02_XX P05, GA(03)02_XX P05, GA(04)02_XX P05, GA(05)02_XX P06, GA(06)02_XX P07, GA(07)02_XX P06, GA(B1)02_XX P06, GE(NO)02_XX P09, GE(EA)02_XX P09, GE(SO)02_XX P06, GE(WE)02_XX P08, GS(AA)02_XX P06, GS(BB)02_XX P05, EE(XX)02_XX P01, EE(TY)01_XX P01, EE(06)01_XX P01, EE(06)02_XX P01, EE(05)01_XX P01, EE(00)01_XX P02, GS(XX)01_XX P01,

Supporting documents:

Design and Access Statement by ORMS dated 3rd September 2018, Design and Access Statement Addendum by ORMS dated January 2017, Planning and Heritage Statement Montagu Evans Dated October 2016, Air Quality Assessment XCO2 23/11/2016 and update dated June 2017, Daylight & Sunlight Report by Delva Patman Redler dated November 2016, Energy and Sustainability Statement GDM 25/11/2016, BREEAM Assessment by Verte Ltd dated January 2017, Acoustic Survey by Sandy Brown dated October 2016 and update dated June 2017 by Lee Cunningham Partnership, Archaeological Assessment Pre-Construct dated September 2016, Policy DP1 Assessment Statement and additional off-site assessment by Montagu Evans dated December 2016 and January 2017 and Transport Statement Mayer Brown date January 2017.

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

- 3 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be 46 dB LAeq, T at 23m, 22 Sandland Street, with all machinery operating together at maximum capacity and an internal noise level of NR35 as designed in report

ref: 83633/3/2/5 dated 13 June 2017.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 4 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) Samples panels of all facing materials to include brickwork, cladding, and window frames together with manufacturer's specifications.

b) Details including typical sections at 1:10 of all windows (including jambs, head, cill and reveal) and external doors.

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 policies D1 and D2 of the Camden Plan 2017.

- 5 The use of the new roof terraces hereby permitted shall not be carried out outside the following times: 8.00 and 20.00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and D4 of the Camden Local Plan 2017.

- 6 Prior to the use of the first floor rear roof terrace hereby approved, a privacy screen to the rear side of the said terrace adjacent 21-23 Red Lion Street shall be installed at a height of 1.7m from the finished level and shall be permanently maintained and retained thereafter.

Reason: To protect the amenities of neighbouring occupiers in accordance with the requirements of policies A1 of the Camden Local Plan 2017.

- 7 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Energy Assessment dated 25 November 2016). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

- 8 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided in their entirety. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

- 9 Air quality monitoring shall be implemented on site as per application ref. 2017/4570/P dated 31/10/2017, or other such details which have been submitted to and approved in writing by the local planning authority demonstrating the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CC4 of the Camden Local Plan 2017.

- 10 The development hereby approved shall be constructed in accordance with the approved energy statement (Sustainability and Energy Statement report dated 25 November 2016) to achieve a 35% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 8.2% reduction in carbon dioxide emissions through renewable technologies for the extension only and to achieve a 69.4% reduction in carbon dioxide emissions beyond existing building baseline in the refurbished parts with 1.7% reduction from renewables.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 11 The development shall be carried out in full accordance with the details of the green roof approved in connection with 2018/3910/P on 13/09/2018 or other such details which have been submitted to and approved by the local planning authority demonstrating the green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the environment in accordance with policies CC1, CC2 and A3 of the Camden Local Plan 2017.

- 12 Prior to use of the development, details shall be submitted to and approved in writing by the local planning authority, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant,

machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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 Camden Local Plan 2017.

- 13 Prior to use of the development, details shall be submitted to and approved in writing by the Council to confirm that noise emitted by standby or emergency generators during power outages or testing does not exceed the lowest daytime LAeq(15min) as measured or calculated according to BS4142:2014.

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 Camden Local Plan 2017.

- 14 The development shall be carried out in full accordance with the details of the location and extent of photovoltaic cells approved in connection with 2018/0421/P on 10/04/2018 or other such details which have been submitted to and approved in writing by the local planning authority demonstrating the location and extent of photovoltaic cells to be installed on the building including 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, CC1 and CC2 of the Camden Local Plan 2017.

- 15 Prior to first occupation of the development, full details of the secure and covered cycle storage area for at least 28 cycles spaces (26 long stay and 2 short stay) including associated staff lockers, showering facilities and accessible door widths of 1.2m for all doors on route to the cycle parking shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any part of development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

- 16 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

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 Camden Local Plan 2017.

Informative(s):

1 Reason for granting consent

Material changes from planning ref. 2017/3028/P dated 31/08/2017 include:

The main external alterations include replacement fenestration with a new stick system curtain walling and new grey metal spandrel panels at ground to fifth floor on the south and west elevations. The new fenestration would have a similar siting and scale as existing although the detailed design would have a more simplified appearance. On the west elevation a proposed glass door would be replaced with a window at fourth floor. The proposed amendments to the façade are considered to be of an acceptable design quality and would overall result in minor changes to the approved scheme. The proposed alterations are considered to enhance the character and appearance of the host property and the Bloomsbury Conservation Area.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the nature of the amendments, being to the treatment of the building with no increases to its size or height, the development is not considered to create additional amenity concerns in terms of overlooking, loss of privacy, light or a sense of enclosure.

The full impact of the scheme has already been assessed by virtue of permitted scheme, and it is considered that the amendments would have a minor material effect in terms of appearance, neighbouring amenity and general impact.

No comments or objections were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the NPPF 2018.

- 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 Compliance and Enforcement team [Regulatory Services], 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail 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 this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. 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.

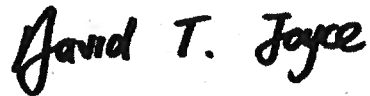
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning

DATED

19 November

2018

(1) THE HARPUR TRUST

and

(2) BNP PARIBAS DEPOSITARY SERVICES LIMITED and BNP PARIBAS DEPOSITARY SERVICES (JERSEY) LIMITED each acting in their capacity as a trustee of the Mayfair Capital Commercial Property Trust

and

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

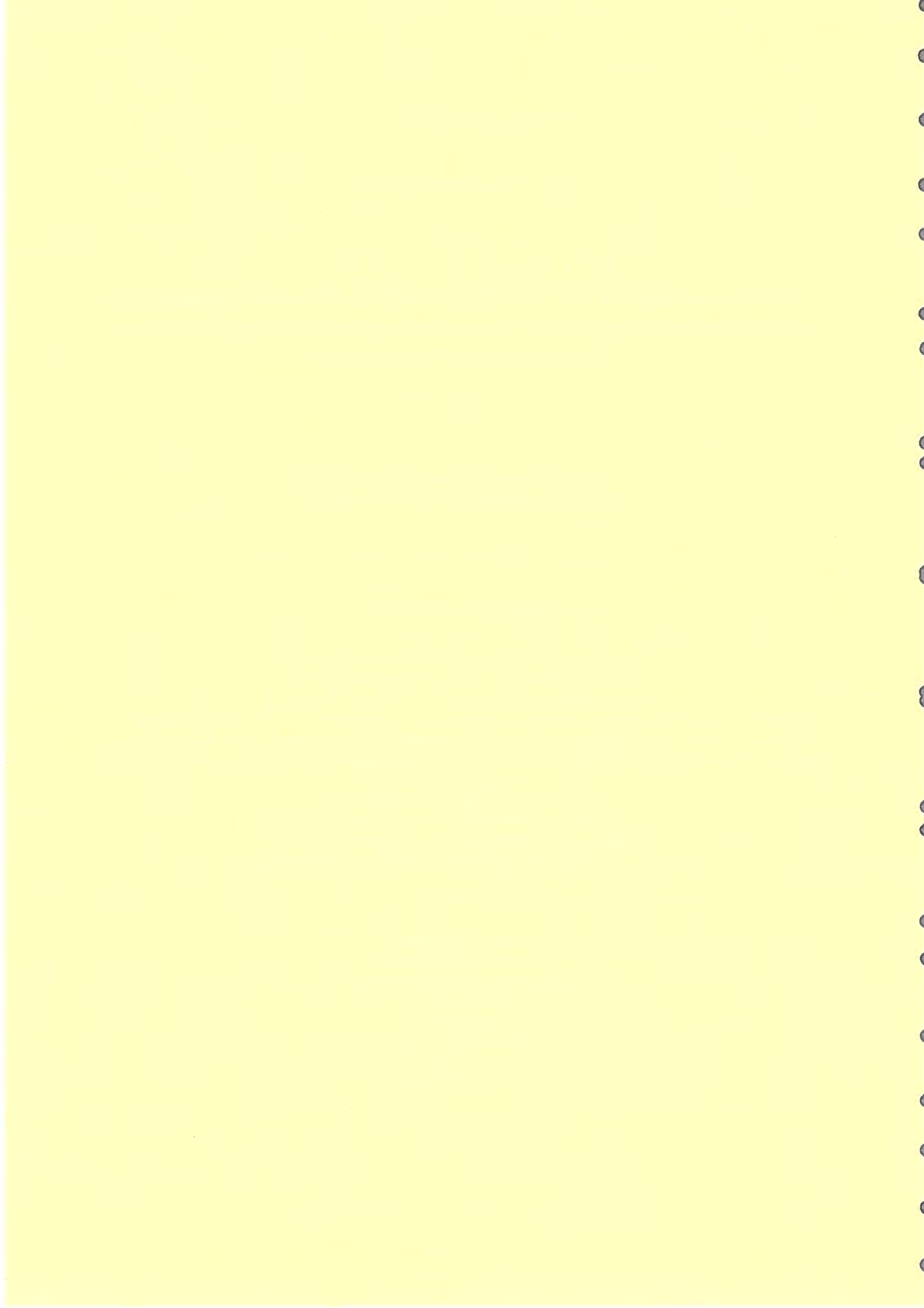
DEED OF VARIATION

Relating to the Agreement dated 15 May 2017
Between the Mayor and the Burgesses of the
London Borough of Camden, The Harpur Trust and
BNP Paribas Securities Services Trust Company Limited and BNP Paribas Securities
Services Trust Company (Jersey) Limited each acting in their capacity as a trustee of the
Mayfair Capital Commercial Property Trust (as varied by the First Deed of Variation dated 31
August 2017)
under section 106 of the Town and
Country Planning Act 1990 (as amended)
Relating to development at premises known as
16 – 20 RED LION STREET LONDON WC1R 4PQ

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

Tel: 020 7974 5826

CLS/COM/LN/1800.886
DoV FINAL



THIS DEED is made on the 19th day of November 2018

BETWEEN

1. **THE HARPUR TRUST** (Co. Regn. No. 03475202) whose registered office is Pilgrim Centre, Brickhill Drive, Bedford MK41 7PZ (hereinafter called "the Freeholder") of the first part

* IFC1, The Esplanade
St Helier, JE1 4BP, Channel Islands

2. **BNP PARIBAS DEPOSITARY SERVICES LIMITED** (incorporated in Jersey) of ~~19-23 La Motte Street, St Helier, Jersey JE2 4SY~~ and whose address for service in the United Kingdom is c/o Mayfair Capital Investment Management Limited (reference: EJF), Fourth Floor, 2 Cavendish Square, London W1G 0PU and **BNP PARIBAS DEPOSITARY SERVICES (JERSEY) LIMITED** (incorporated in Jersey) of ~~19-23 La Motte Street, St Helier, Jersey JE2 4SY~~ and whose address for service in the United Kingdom is c/o Mayfair Capital Investment Management Limited (reference: EJF), Fourth Floor, 2 Cavendish Square, London W1G OPU each acting in their capacity as a trustee of Mayfair Capital Commercial Property Trust (hereinafter called "the Owner") 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 Harpur Trust, BNP Paribas Securities Services Trust Company Limited and BNP Paribas Securities Services Trust Company (Jersey) Limited each acting in their capacity as a trustee of the Mayfair Capital Commercial Property Trust entered into an agreement dated 15 May 2017 pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
- 1.2 The Council, The Harpur Trust, BNP Paribas Securities Services Trust Company Limited and BNP Paribas Securities Services Trust Company (Jersey) Limited each acting in their capacity as a trustee of the Mayfair Capital Commercial Property Trust entered into an agreement dated 31 August 2017 pursuant to section 106A of the Town and Country Planning Act 1990 (as amended) to vary the terms of the Existing Agreement.

- 1.3 The Freeholder is registered at the Land Registry as the freehold proprietor with Title Absolute under title numbers LN114858 and NGL791114.
- 1.4 The Freeholder is the freehold owner of and is interested in the Property for the purposes of Section 106(9) of the Act.
- 1.5 The Owner is registered at the Land Registry as the leasehold proprietor with Title absolute of the Property under Title Number NGL777023.
- 1.6 The Owner is the leasehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.7 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.
- 1.8 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 21 September 2018 for which the Council resolved to grant permission conditionally under reference 2018/4362/P subject to the conclusion of this Deed.
- 1.9 This Deed of Variation is made by virtue of the Town and Country Planning Act 1990 Section 106 and Section 106A (as amended) and is a planning obligation for the purposes of that section.
- 1.10 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 references 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 References in this Deed to the Freeholder and the Owner shall include their successors in title.
- 2.7 In this Deed the following expression shall unless the context otherwise states have the following meaning now allocated to it.

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

2.7.2 "Existing Agreement" the Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) dated 15 May 2017 made between the Council the Harpur Trust and the BNP Paribas Securities Services Trust Company Limited and BNP Paribas Securities Services Trust Company (Jersey) Limited (each acting in their capacity as a trustee of the Mayfair Capital Commercial Property Trust) as varied by the First Deed of Variation

2.7.3 "the First Deed of Variation" the Deed of Variation made pursuant to Section 106A Agreement under the Town and Country

2.7.4 "the Original Planning Permission"

means the planning permission granted by the Council on 15 May 2017 referenced 2016/5571/P allowing the erection of a roof extension for the creation of a 6th floor and roof top plant above, creation of terraces at ground floor, 1st, 5th and 6th floor levels, extension to rear of building, replacement of all existing single glazed windows and new reception entrance along Red Lion Street and Sandland Street with associated re-cladding, rendering of the existing rear façade, and erection of a canopy to the rear area to create new cycle parking area as shown on drawing numbers: Drawing suffix 2077_X_; SP(XX)01_XX P01, GA_(00)02_DE P01, GA_(01)02_DE P01, GA_(02)02_DE P01, GA_(03)02_DE P01, GA_(04)02_DE P01, GA_(05)02_DE P01, GA_(06)02_DE P01, GA_(B1)02_DE P01, GE(NO)02_DE P01, GE(EA)02_DE P01, GE(SO)02_DE P01, GE(WE)02_DE P01, GS(AA)02_DE P01, GS(BB)02_DE P01, GA(00)02_EX P01, GA(01)02_EX P01, GA(02)02_EX P01, GA(03)02_EX P01, GA(04)02_EX P01, GA(05)02_EX P01, GA(06)02_EX P01, GA(B1)02_EX P01, GE(NO)02_EX P02, (EA)02_EX P02, GE(SO)02_EX P02, GE(WE)02_EX P02, GS(AA)02_EX P01, GS(BB)02_EX P02, GA(00)02_XX P03, GA(01)02_XX P02, GA(02)02_XX P02, GA(03)02_XX P02, GA(04)02_XX P02, GA(05)02_XX P02, GA(06)02_XX P03, GA(07)02_XX P03,

GA(B1)02_XX P02, GE(NO)02_XX P03 ,
GE(EA)02_XX P03, GE(SO)02_XX P02,
GE(WE)02_XX P02, GS(AA)02_XX P02,
GS(BB)02_XX P02 , EE(XX)02_XX P01,
EE(TY)01_XX P01, EE(06)01_XX P01,
EE(06)02_XX P01, _EE(05)01_XX P01,
EE(00), 01_XX P02, Design and Access
Statement Addendum by ORMS dated January
2017, Planning and Heritage Statement
Montagu Evans Dated October 2016, Air
Quality Assessment XCO2 23/11/2016, Daylight
& Sunlight Report by Delva Patman Redler
dated November 2016, Energy and
Sustainability Statement GDM 25/11/2016,
BREEAM Assessment by Verte Ltd dated
January 2017, Acoustic Survey by Sandy
Brown dated October 2016, Archaeological
Assessment Pre-Construct dated September
2016, Policy DP1 Assessment Statement and
additional off-site assessment by Montagu
Evans dated December 2016 and January
2017 and Transport Statement Mayer Brown
date January 2017

**2.7.5 "the Second Planning
Permission"**

means the planning permission granted on 31
August 2017 under reference number
2017/3028/P allowing variation of planning
permission dated 15 May 2017 (2016/5571/P)
allowing the erection of a roof extension for the
creation of a 6th floor and roof top plant above,
creation of terraces at ground floor, 1st, 5th and
6th floor levels, extension to rear of building,
replacement of all existing single glazed
windows and new reception entrance along Red
Lion Street and Sandland Street with associated

re-cladding, rendering of the existing rear façade, and erection of a canopy to the rear area to create new cycle parking area, as amended to alter the front and rear facades and fenestrations including additional rainwater pipes, louves and additional curtain wall glazing and a stairway from 5th to 6th floor and internal room alterations as shown on drawings

Superseded drawings Drawing suffix 2077_X_;

GE(NO)02_DE	P01,	GE(EA)02_DE	P01,
GE(SO)02_DE	P01,	GE(WE)02_DE	P01,
GS(AA)02_DE	P01 ,	GS(BB)02_DE	P01,
GE(NO)02_EX	P02,	(EA)02_EX	P02,
GE(SO)02_EX	P02,	GE(WE)02_EX	P02,
GS(AA)02_EX	P01,	GS(BB)02_EX	P02,
GA(00)02_XX	P03,	GA(01)02_XX	P02,
GA(02)02_XX	P02,	GA(03)02_XX	P02,
GA(04)02_XX	P02,	GA(05)02_XX	P02,
GA(06)02_XX	P03,	GA(07)02_XX	P03,
GA(B1)02_XX	P02,	GE(NO)02_XX	P03 ,
GE(EA)02_XX	P03,	GE(SO)02_XX	P02,
GE(WE)02_XX	P02,	GS(AA)02_XX	P02,
GS(BB)02_XX	P02.		

Revised drawings:
Drawing suffix 2077_X_;

GE(NO)02_DE	P03,
GE(EA)02_DE	P04,
GE(SO)02_DE	P02,
GE(WE)02_DE	P02,
GS(AA)02_DE	P02 ,
GS(BB)02_DE	P03,
GE(NO)02_EX	P03,
GE(EA)02_EX	P03,
GE(SO)02_EX	P03,
GE(WE)02_EX	P03,
GS(AA)02_EX	P02,
GS(BB)02_EX	P03,
GA(00)02_XX	P05,
GA(01)02_XX	P04,
GA(02)02_XX	P04,
GA(03)02_XX	P04,
GA(04)02_XX	P04,
GA(05)02_XX	P05,
GA(06)02_XX	P07,
GA(07)02_XX	P06,
GA(B1)02_XX	P06,
GE(NO)02_XX	P09,
GE(EA)02_XX	P09,
GE(SO)02_XX	P05,
GE(WE)02_XX	P07,
GS(AA)02_XX	P04,
GS(BB)02_XX	P05,

GS(XX)01_XX P01, Air Quality Assessment update dated June 2017, Acoustic Survey update dated June 2017 by Lee Cunningham Partnership.

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"

the development authorised by the Original Planning Permission as varied by the Second Planning Permission as varied by the following: variation of condition 2 (Approved Drawings) of permission ref: 2016/5571/P dated 15/5/17 (as amended by 2017/3028/P dated 31/08/2017) for Roof extension for the creation of a 6th floor, creation of terraces, extension to rear, alterations to front and rear facades and fenestrations, erection of a canopy for new cycle parking area. Namely alterations to external façade and fenestration as shown on drawing numbers: Superseded drawings Drawing suffix 2077_X_; GA_(00)02_DE P01, GA_(01)02_DE P01, GA_(02)02_DE P01, GA_(03)02_DE P01, GA_(04)02_DE P01, GA_(05)02_DE P01, GE(SO)02_DE P02, GE(WE)02_DE P02, GS(AA)02_DE P02, GS(BB)02_DE P03, GA(00)02_XX P05, GA(01)02_XX P04, GA(02)02_XX P04, GA(03)02_XX P04, GA(04)02_XX P04, GA(05)02_XX P05, GE(SO)02_XX P05, GE(WE)02_XX P07, GS(AA)02_XX P04 Approved drawings: Drawing suffix 2077_X_; GA_(00)02_DE P02, GA_(01)02_DE P02, GA_(02)02_DE P02, GA_(03)02_DE P02, GA_(04)02_DE P02, GA_(05)02_DE P02, GE(SO)02_DE P03,

GE(WE)02_DE P03, GS(AA)02_DE P03,
GS(BB)02_DE P04, GA(00)02_XX P06,
GA(01)02_XX P05, GA(02)02_XX P05,
GA(03)02_XX P05, GA(04)02_XX P05,
GA(05)02_XX P06, GE(SO)02_XX P06,
GE(WE)02_XX P08, GS(AA)02_XX P06

3.1.2 "Planning Permission" The planning permission granted for the Development under reference number 2018/4362/P substantially in the draft form annexed hereto

3.1.3 "Planning Application" the application for Planning Permission in respect of the Property submitted to the Council and validated on 21 September 2018 and given reference 2018/4362/P

3.2 The definitions of the Original Planning Permission and the Second Planning Permission at clause 2.7.4 and 2.7.5 of this Deed shall be inserted into the definitions of the Existing Agreement at clause 2.27 and 2.28.

3.3 All references in Clause 5 and Clause 6 of the Existing Agreement to "reference 2017/3028/P" shall be replaced with "reference 2016/5571/P, 2017/3028/P and 2018/4362/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 2018/4362/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.

7. JOINT AND SEVERAL LIABILITY

7.1 All Covenants made by the Owner(s) in this Deed are made jointly and severally and shall be enforceable as such.

IN WITNESS WHEREOF the Council has caused their Common Seals to be affixed and the Owner and the Freeholder have caused this instrument to be executed as a Deed the day and year first above written.

**EXECUTED AS A DEED BY
THE HARPUR TRUST
in the presence of:-**

D. L. Hurst

.....
Witness Signature

Witness Name: D. L. HURST

Address: 4, LITTLE BEECHES
BIGGLESWADE, BEOS, SG18 0RA

Occupation: EXECUTIVE ASSISTANT.

) *[Signature]*
)
) *[Signature]* X

EXECUTED AS A DEED BY)
BNP PARIBAS DEPOSITARY SERVICES LIMITED)
Acting in its capacity as trustee for the Mayfair)
Capital Commercial Property Trust)
Acting by a Director and its Secretary or by two)
Directors:-)

[Signature]
.....
Director

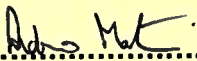
[Signature]
.....
Director/Secretary

**THIS IS A CONTINUATION OF THE DEED OF VARIATION TO THE SECTION 106
AGREEMENT IN RELATION TO 16-20 RED LION ST LONDON WC1R 4PQ**

**EXECUTED AS A DEED BY)
BNP PARIBAS DEPOSITARY SERVICES)
(JERSEY) LIMITED)
Acting in its capacity as trustee for the Mayfair)
Capital Commercial Property Trust)
Acting by a Director and its Secretary or by two)
Directors:-)**

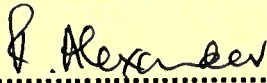


.....
Director



.....
Director/Secretary

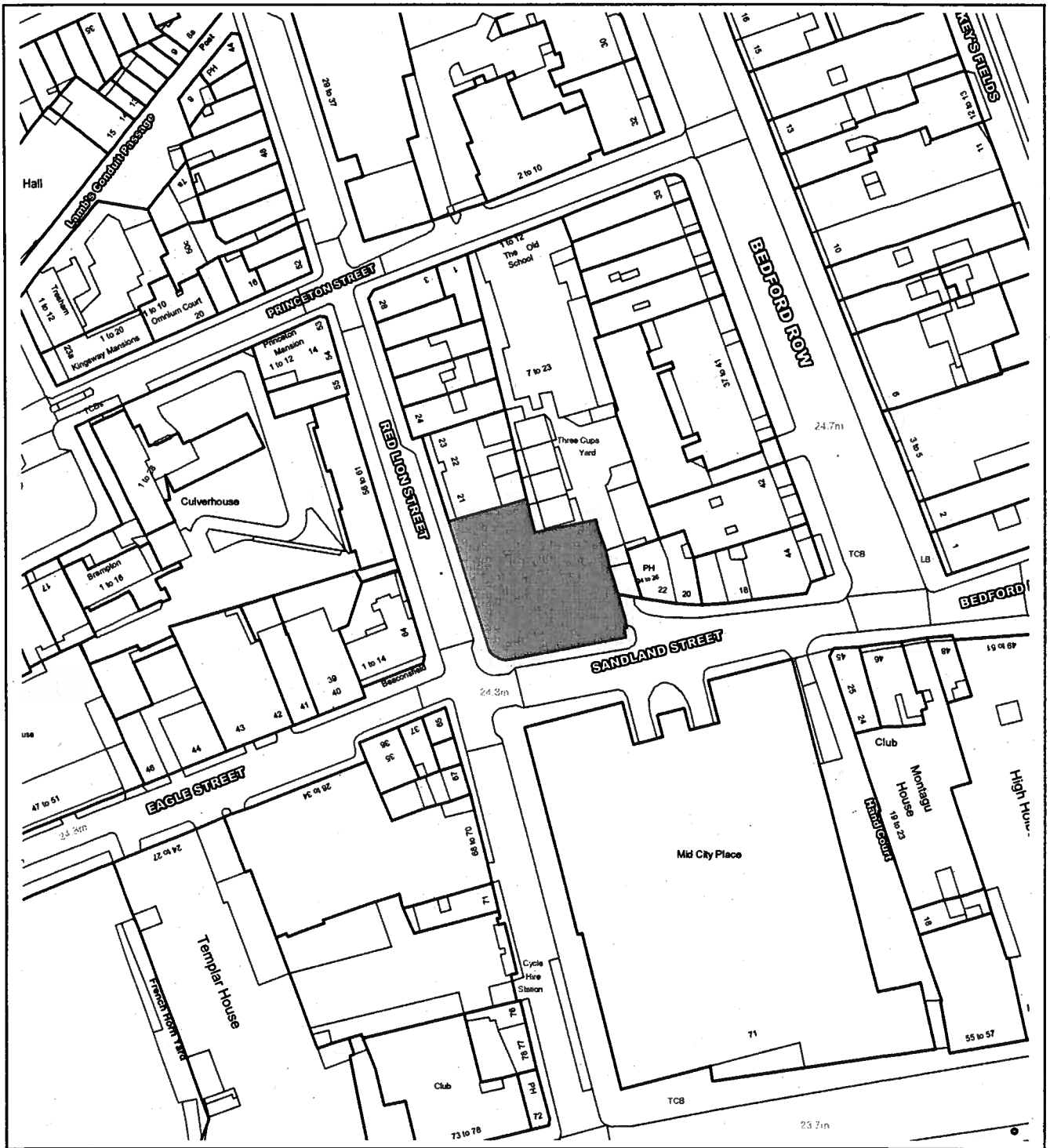
**THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN)
was hereunto affixed by Order:-)**



.....
Duly Authorised Officer



NORTHGATE SE GIS Print Template



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

x *[Handwritten Signature]*

x *[Handwritten Signature]*

x *[Handwritten Signature]*
R. Alexander

x *[Handwritten Signature]*



Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2018/4362/P**

29 October 2018

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:

16-20 Red Lion Street
London
WC1R 4PQ

Proposal:

DECISION

Variation of condition 2 (Approved Drawings) of permission ref: 2016/5571/P dated 15/5/17 (as amended by 2017/3028/P dated 31/08/2017) for (Roof extension to create 6th floor, terraces, rear extension, alterations to front and rear facades, canopy for new cycle parking area); **CHANGES** include alterations to external façade and fenestration

Drawing Nos: Superseded drawings

Drawing suffix 2077_X_; GA_(00)02_DE P01, GA_(01)02_DE P01, GA_(02)02_DE P01, GA_(03)02_DE P01, GA_(04)02_DE P01, GA_(05)02_DE P01, GE(SO)02_DE P02, GE(WE)02_DE P02, GS(AA)02_DE P02, GS(BB)02_DE P03, GA(00)02_XX P05, GA(01)02_XX P04, GA(02)02_XX P04, GA(03)02_XX P04, GA(04)02_XX P04, GA(05)02_XX P05, GE(SO)02_XX P05, GE(WE)02_XX P07, GS(AA)02_XX P04

Approved drawings:

Drawing suffix 2077_X_; GA_(00)02_DE P02, GA_(01)02_DE P02, GA_(02)02_DE P02, GA_(03)02_DE P02, GA_(04)02_DE P02, GA_(05)02_DE P02, GE(SO)02_DE P03, GE(WE)02_DE P03, GS(AA)02_DE P03, GS(BB)02_DE P04, GA(00)02_XX P06, GA(01)02_XX P05, GA(02)02_XX P05, GA(03)02_XX P05, GA(04)02_XX P05, GA(05)02_XX P06, GE(SO)02_XX P06, GE(WE)02_XX P08, GS(AA)02_XX P06

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 2016/5571/P dated 15/05/2017.

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

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

Drawing suffix 2077_X ; SP(XX)01_XX P01, GA_(00)02_DE P02, GA_(01)02_DE P02, GA_(02)02_DE P02, GA_(03)02_DE P02, GA_(04)02_DE P02, GA_(05)02_DE P02, GA_(06)02_DE P01, GA_(B1)02_DE P01, GE(NO)02_DE P03, GE(EA)02_DE P04, GE(SO)02_DE P03, GE(WE)02_DE P03, GS(AA)02_DE P03 , GS(BB)02_DE P04, GA(00)02_EX P01, GA(01)02_EX P01, GA(02)02_EX P01, GA(03)02_EX P01, GA(04)02_EX P01, GA(05)02_EX P01, GA(06)02_EX P01, GA(B1)02_EX P01, GE(NO)02_EX P03, GE(EA)02_EX P03, GE(SO)02_EX P03, GE(WE)02_EX P03, GS(AA)02_EX P02, GS(BB)02_EX P03, GA(00)02_XX P06, GA(01)02_XX P05, GA(02)02_XX P05, GA(03)02_XX P05, GA(04)02_XX P05, GA(05)02_XX P06, GA(06)02_XX P07, GA(07)02_XX P06, GA(B1)02_XX P06, GE(NO)02_XX P09, GE(EA)02_XX P09, GE(SO)02_XX P06, GE(WE)02_XX P08, GS(AA)02_XX P06, GS(BB)02_XX P05 , EE(XX)02_XX P01, EE(TY)01_XX P01, EE(06)01_XX P01, EE(06)02_XX P01, EE(05)01_XX P01, EE(00)01_XX P02, GS(XX)01_XX P01,

Supporting documents:

Design and Access Statement by ORMS dated 3rd September 2018, Design and Access Statement Addendum by ORMS dated January 2017, Planning and Heritage Statement Montagu Evans Dated October 2016, Air Quality Assessment XCO2 23/11/2016 and update dated June 2017, Daylight & Sunlight Report by Delva Patman Redler dated November 2016, Energy and Sustainability Statement GDM 25/11/2016, BREEAM Assessment by Verte Ltd dated January 2017, Acoustic Survey by Sandy Brown dated October 2016 and update dated June 2017 by Lee Cunningham Partnership, Archaeological Assessment Pre-Construct dated September 2016, Policy DP1 Assessment Statement and additional off-site assessment by Montagu Evans dated December 2016 and January 2017 and Transport Statement Mayer Brown date January 2017.

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

- 3 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be 46 dB LAeq, T at 23m, 22 Sandland Street, with all machinery operating together at maximum capacity and an internal noise level of NR35 as designed in report ref: 83633/3/2/5 dated 13 June 2017.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 4 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) Samples panels of all facing materials to include brickwork, cladding, and window frames together with manufacturer's specifications.

b) Details including typical sections at 1:10 of all windows (including jambs, head, cill and reveal) and external doors.

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 policies D1 and D2 of the Camden Plan 2017.

- 5 The use of the new roof terraces hereby permitted shall not be carried out outside the following times: 8.00 and 20.00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and D4 of the Camden Local Plan 2017.

- 6 Prior to the use of the first floor rear roof terrace hereby approved, a privacy screen to the rear side of the said terrace adjacent 21-23 Red Lion Street shall be installed at a height of 1.7m from the finished level and shall be permanently maintained and retained thereafter.

Reason: To protect the amenities of neighbouring occupiers in accordance with the requirements of policies A1 of the Camden Local Plan 2017.

- 7 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Energy Assessment dated 25 November 2016). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

- 8 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided in their entirety. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

- 9 Air quality monitoring shall be implemented on site as per application ref. 2017/4570/P dated 31/10/2017, or other such details which have been submitted to and approved in writing by the local planning authority demonstrating the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CC4 of the Camden Local Plan 2017.

- 10 The development hereby approved shall be constructed in accordance with the approved energy statement (Sustainability and Energy Statement report dated 25 November 2016), to achieve a 35% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 8.2% reduction in carbon dioxide emissions through renewable technologies for the extension only and to achieve a 69.4% reduction in carbon dioxide emissions beyond existing building baseline in the refurbished parts with 1.7% reduction from renewables.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 11 The development shall be carried out in full accordance with the details of the green roof approved in connection with 2018/3910/P on 13/09/2018 or other such details which have been submitted to and approved by the local planning authority demonstrating the green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the environment in accordance with policies CC1, CC2 and A3 of the Camden Local Plan 2017.

- 12 Prior to use of the development, details shall be submitted to and approved in writing by the local planning authority, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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 Camden Local Plan 2017.

- 13 Prior to use of the development, details shall be submitted to and approved in writing by the Council to confirm that noise emitted by standby or emergency generators during power outages or testing does not exceed the lowest daytime LAeq(15min) as measured or calculated according to BS4142:2014.

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 Camden Local Plan 2017.

- 14 The development shall be carried out in full accordance with the details of the location and extent of photovoltaic cells approved in connection with 2018/0421/P on 10/04/2018 or other such details which have been submitted to and approved in writing by the local planning authority demonstrating the location and extent of photovoltaic cells to be installed on the building including 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, CC1 and CC2 of the Camden Local Plan 2017.

- 15 Prior to first occupation of the development, full details of the secure and covered cycle storage area for at least 28 cycles spaces (26 long stay and 2 short stay) including associated staff lockers, showering facilities and accessible door widths of 1.2m for all doors on route to the cycle parking shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any part of development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

- 16 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

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 Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting consent

Material changes from planning ref. 2017/3028/P dated 31/08/2017 include:

The main external alterations include replacement fenestration with a new stick system curtain walling and new grey metal spandrel panels at ground to fifth floor on the south and west elevations. The new fenestration would have a similar siting and scale as existing although the detailed design would have a more simplified appearance. On the west elevation a proposed glass door would be replaced with a window at fourth floor. The proposed amendments to the façade are considered to be of an acceptable design quality and would overall result in minor changes to the approved scheme. The proposed alterations are considered to enhance the character and appearance of the host property and the Bloomsbury Conservation Area.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the nature of the amendments, being to the treatment of the building with no increases to its size or height, the development is not considered to create additional amenity concerns in terms of overlooking, loss of privacy, light or a sense of enclosure.

The full impact of the scheme has already been assessed by virtue of permitted scheme, and it is considered that the amendments would have a minor material effect in terms of appearance, neighbouring amenity and general impact.

No comments or objections were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the NPPF 2018.

- 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 Compliance and Enforcement team [Regulatory Services], 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail 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 this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. 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 correspondence to CIL@Camden.gov.uk

- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

- 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.

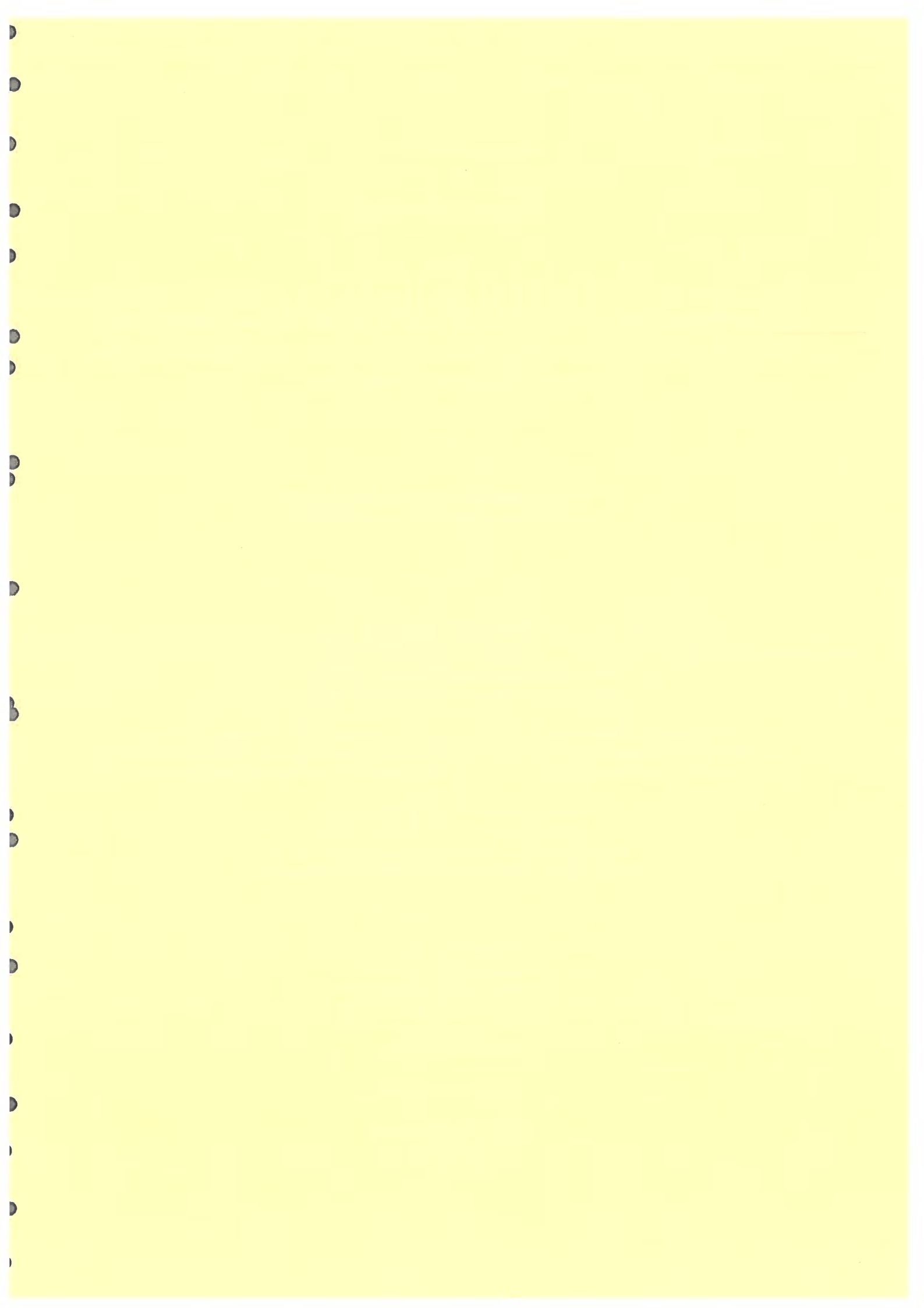
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION



DATED

19 November

2018

(1) THE HARPUR TRUST

and

(2) BNP PARIBAS DEPOSITARY SERVICES LIMITED and BNP PARIBAS DEPOSITARY SERVICES (JERSEY) LIMITED each acting in their capacity as a trustee of the Mayfair Capital Commercial Property Trust

and

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

DEED OF VARIATION

Relating to the Agreement dated 15 May 2017
Between the Mayor and the Burgesses of the
London Borough of Camden, The Harpur Trust and
BNP Paribas Securities Services Trust Company Limited and BNP Paribas Securities
Services Trust Company (Jersey) Limited each acting in their capacity as a trustee of the
Mayfair Capital Commercial Property Trust (as varied by the First Deed of Variation dated 31
August 2017)
under section 106 of the Town and
Country Planning Act 1990 (as amended)
Relating to development at premises known as
16 – 20 RED LION STREET LONDON WC1R 4PQ

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

Tel: 020 7974 5826

CLS/COM/LN/1800.886
DoV FINAL