Dated 12 APRIL 2019

The Mayor and Burgesses of the London Borough of

Camden

-and-

Generator (Mansfield BC) Limited

-and-

The Mansfield Bowling Club (1920) Limited

DEED OF VARIATION OF PLANNING OBLIGATION
UNDER SECTION 106
OF THE TOWN AND COUNTRY PLANNING
ACT 1990
relating to land known as
Mansfield Bowling Club
Croftdown Road
London
NW5 1EP

THIS DEED OF VARIATION is dated 12 April 2019

PARTIES:

(1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (referred to as "the Council")

(2) **GENERATOR (MANSFIELD BC) LIMITED** (Company no: 10894808) whose registered office address is Paxton House, 30 Artillery Lane, London E1 7LS (referred to as "the First Owner")

(3) **THE MANSFIELD BOWLING CLUB (1920) LIMITED** (Company no: 00170647) whose registered office address is 5 Waterside, Station Road, Harpenden AL5 4US (referred to as "the Second Owner" AND "the Mortgagee")

together referred to as 'the Parties'

INTRODUCTION

(A) The Council is the local planning authority for the area within which the Property is located and the Owners are successors in title to the Property

(B) Generator Group LLP has applied for the New Permission and the Council has resolved to
grant the New Permission provided the Parties enter into this Deed

(C) The First Owner owns the freehold of part of the Property registered at the HM Land Registry under title NGL972755 and the Second Owner owns the freehold of part of the Property registered at the HM Land Registry under title NGL164854

(D) The Mortgagee has a charge over that part of the Property registered at the HM Land Registry under title NGL972755 dated 11.8.17

(E) The expressions in this Deed have the meaning ascribed to them in the Original Agreement save as expressly provided in this Deed

1. DEFINITIONS

In this Deed the following expressions have the following meanings:

New Permission	The planning permission to be granted by the Council to amend conditions of planning permission APP/X5210/W/16/3153454 (2015/1444/P) and allocated reference number 2018/1701/P
Original Agreement	An agreement dated 2.11.16 made under Section 106 of the Act between the Second Owner (1) Generator Developments LLP (2) The Council (3) Generator Group LLP (4) relating to planning permission numbered APP/X5210/W/16/3153454 (2015/1444/P)
Owners	The First Owner and Second Owner jointly

2. LEGAL BASIS

2.1 This Deed is supplemental to the Original Agreement and is made pursuant to Section 106 of the Act and the covenants and obligations contained in this Deed are planning obligations for the purposes of section 106 of the Act enforceable by the Council

2.2 The terms and conditions of the Original Agreement shall remain in full force and effect except as varied by this Deed

3. VARIATION

3.1 With effect from the date of this Deed the Parties agree to vary the Original Agreement as set out in the Schedule to this Deed.

3.2 In all other respects the contents of the Original Agreement are confirmed and agreed and shall continue to bind the Property as varied by this Deed

4. OTHER PROVISIONS

4.1 On completion the Owners will pay the Council's reasonable legal costs in

connection with this Deed

4.2 the Owners warrant that they have the full power to enter into this Deed and there is no other person whose consent is necessary to make this Deed binding on the Property

5. MORTGAGEE CONSENT

The Mortgagee consents to this Deed so that its interest in the Property is bound by the obligations contained in this Deed and agrees that its security over the Property takes effect subject to the provisions of this Deed PROVIDED THAT the Mortgagee is not required to observe or perform the obligations in this Deed unless it takes possession of the Property.

Schedule

Variation

The Parties agree to vary the Original Agreement as follows:

1. To amend the definitions of "the Development", "the Planning Application" and the "Planning Permission" to include the New Permission so as to ensure that the Original Agreement binds the New Permission as amended by this Deed

2. To delete the following;

   2.1. Definition of "Detailed Basement Construction Plan" and any reference to the same together with paragraph 3.3 (including 3.3.1 through to 3.3.6) so that there are no planning obligations or otherwise in respect of the Detailed Basement Construction Plan

IN WITNESS whereof the parties hereto have executed this document as a Deed on the day and year first before written.

THE COMMON SEAL of the Mayor and Burgesses of the London Borough of Camden was affixed in the presence of: [redacted]

The Mansfield Bowling Club (1920) Limited)

[redacted]

A. PRUSS
DIRECTOR

[redacted]

A. DOCKER
DIRECTOR

Generator (Mansfield BC) Limited

[redacted]

J. BARNES
DIRECTOR

[redacted]

A. ISAACS
DIRECTOR