

DATED

25th March

1998

(1) DRAKELANE LIMITED

-and-

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

AGREEMENT

Relating to land known as
7-11 Herbrand Street, London WC1
pursuant to Section 106 of the
Town and Country Planning Act 1990
(as amended)

Amanda Kelly
Borough Solicitor
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Ref: CLS/ENV/RWade/S106HerbSt

Tel: 0171 413 4444 Ext 1947
Fax: 0171 860 5659

THIS AGREEMENT is made the 25th day of March 1998

B E T W E E N:

1. DRAKELANE LIMITED whose registered office is situated at 6 Dancastle Court, Arcadia Avenue, London N3 (hereinafter called "the Owner") of the first part
2. THE MAYOR AND BURGESS OF THE LONDON BOROUGH OF CAMDEN of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the other part

WHEREAS

1. The Owner is registered at HM Land Registry with Title absolute under Title Number NGL 348629 as the Freehold proprietor of the Property.
 - 1.1. On 12th July 1996 the Mortgagee registered its charge on the Freehold Title of the Property.
 - 1.2. The Council is the local planning authority for the purposes of the Act.
 - 1.3. The Owner and Mortgagee are interested in the Property for the purposes of Section 106(9) of the Act.
 - 1.4. A planning application was submitted to the Council on 6th August 1997
 - 1.5. An application for Listed Building Consent was submitted to the Council on 6th August 1997
 - 1.6. The Council consider 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 Agreement.
 - 1.7. For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act and the Mortgagee has consented by letter a copy of which is annexed hereto that the Mortgagee shall be bound by the provisions of this Agreement.
 - 1.8. The Council has resolved to grant planning permission upon the Application subject to the conditions set out in the planning permission of even date herewith and subject to the covenants undertakings and restrictions herein contained
 - 1.9. Save for the provisions of Clauses 10.3 and 10.4 of this Agreement which shall come into effect on the date hereof the parties hereto intend that this Agreement shall come into effect upon the Implementation Date.

2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

- 2.1. "the Act" the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991)
- 2.2. "the Agreement" this Planning Obligation made pursuant to Section 106 of the Act
- 2.3. "the Application"
- i) the planning application submitted by PKS Architects on 6th August 1997 and given reference number PS9704201R2
 - ii) the application for Listed building Consent submitted by PKS Architects on 6th August 1997 and given reference number LS9704202R2
- 2.4. "the Development" Change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self-contained residential flats, as shown on drawing numbers WE01-5, WEE01-02, WP101A, 102A, 103, 104A, 105-107, WPs02-03, WPE01A-02A
- 2.5. "the Implementation Date" the implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act
- 2.6. "the Mortgagee" Midland Bank PLC of 144 Leadenhall Street, London EC3V 4PS

- 2.7. "the Planning Permission" i) a planning permission granted for the Development in the draft form annexed hereto; and
- ii) a Listed Building Consent granted for the Development in the draft form annexed hereto;
- 2.8. "the Property" 7-11 Herbrand Street London WC1 which for the purposes of identification only is shown edged red on the plan attached hereto
- 2.9. "the Residents Association" Russell Court Residents Association
- 2.10. "the Working Group" an informal working group the objectives of which shall be to liaise, discuss and where appropriate advise on any issue relating to good working practices to cover the environmental impact of construction activity arising out of the construction of the Development until its practical completion including (but without prejudice to the generality of the foregoing):-
- (a) demolition programme and construction programme
- (b) procedures for notifying local residents business occupiers in advance of major operations
- (c) details of material, delivery schedules and any necessary road closures or other amendments to normal traffic arrangements
- (d) identification of a representative of the Owner to be a contact for local people to refer to
- (e) details of measures to be taken to maintain tidiness during construction

NOW THIS DEED WITNESSETH as follows:-

3. This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and shall be enforceable by the Council against the Owner and against any person deriving title to the Property from the Owner
4. It is hereby agreed between the parties that save for the provisions of clauses 10.3 and 10.4 below which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date
5. The Council hereby agrees to grant the Planning Permission on the date hereof
6. No person shall be liable for a breach of a covenant contained in this Agreement after he shall have parted with all interest in the Property or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest
7. Nothing in this Agreement shall prohibit or limit the right to develop any part of the Property in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Agreement
8. If the Planning Permission is quashed revoked or otherwise withdrawn or (without the consent of the Owner) is modified by any statutory procedure or expires before it has been implemented this Agreement shall cease to have effect
9. THE OWNER hereby covenants with the Council:-
 - 9.1 that until practical completion of the Development it shall:
 - 9.1.1 use its reasonable endeavours to establish the Working Group
 - 9.1.2 invite two members of the Residents Association a representative of each adjoining residential building and two officers of the Councils Environment Department to become members of the Working Group
 - 9.1.3 procure that its project manager (howsoever styled) is a member of the Working Group
 - 9.1.4 procure that meetings of the Working Group are arranged at least once in every two months (commencing with the Implementation Date) and shall provide at its own expense a suitable venue for each such meeting and shall give not less than seven days notice to each member of each such meeting

- 9.1.5 Notwithstanding Clause 9.1.4 any member of the Working Group shall be entitled by giving not less than twenty eight days written notice to the other members of the Working Group (except in a case of emergency when forty eight hours notice will suffice) to call an additional meeting of the Working Group for the purposes of discussing any matter specified in the notice
- 9.1.6 provide a twenty four hour telephone complaint service available to local residents PROVIDED THAT if the complaints service is used unreasonably by the residents then it may be discontinued after consultation and agreement with the Working Group
- 9.1.7 use all reasonable endeavours to ensure that the Development is undertaken in accordance with the Councils Considerate Contractor Manual

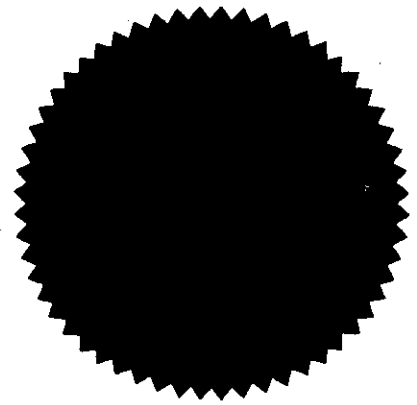
10. **IT IS HEREBY AGREED AND DECLARED** by the parties hereto that:-

- 10.1 This Agreement is without prejudice to and shall not be construed as derogating from any of the rights powers and duties of the Council pursuant to any of its statutory functions or in any other capacity
- 10.2 The provisions of Section 106 of the Law of Property Act 1925 (as amended) shall apply to any notice to be served under or in connection with this Agreement any notice to the Council to be in writing and addressed to the chief Executive (reference: CLS/ENV/RW/16655) the Council of the London Borough of Camden, Town Hall, Judd Street, London WC1H 9LP and any notice to the Owner and Mortgagee addressed to their registered offices for the time being.
- 10.3 The Agreement shall be registered as a Local Land Charge
- 10.4 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement
- 10.5 Upon compliance by the Owner of its obligation under clause 9 of this Agreement the Council shall upon written notice from the Owner procure the cancellation of the entry in the Local Land Charges Register for the land relating to this Agreement registered pursuant to clause 10.3 hereof

IN WITNESS whereof the Owner and the Council have caused their respective common seals to be affixed the day and year first above written.

The Common Seal of
DRAKELANE LIMITED
was affixed hereto in
the present of:

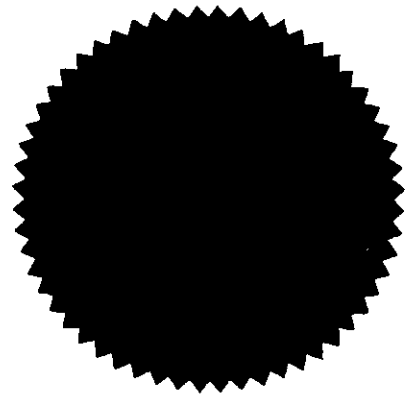
Director *M. J. Gellies*
Secretary *[Signature]*



The Common Seal of the MAYOR AND
BURGESSES OF THE LONDON BOROUGH OF
CAMDEN was affixed hereto by order.

B. J. Steel

Authorised Signatory



**Development Control
Planning Services**London Borough of Camden
Town Hall
Argyle Street
London WC1H 8NDTel 0171 278 4444
Fax 0171 314 1975Paskin Kyriakides Sands
(Ref:MB/8/TCLBC.01/3.1/534)
7 Cliff Road Studios
LONDON
NW1 9ANApplication No: PS9704201R2
Case File:M14/14/B

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
7-11 Herbrand Street, WC1

Date of Application : 04/08/1997

Proposal :

Change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self-contained residential flats, as shown on drawing numbers WE01-05, WEE01-02, WP101A,102A,103,104A,105-107, WPS02-03, WPE01A-02A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

Additional conditions:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 3 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 4 The details of the glazing to the side and rear elevations of the building and the rear elevation of the proposed roof extension shall not be otherwise than have been submitted to and approved by the Council before any work on the glazing is commenced. Such details shall be implemented and permanently retained as such.
- 5 A scheme of sound insulation shall be provided and maintained for the sports and health club use, the details of which shall be submitted to and approved by the Council, before the use commences.

Reasons for additional conditions:

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 Because it is considered that these would seriously detract from the appearance of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to protect the privacy of the occupiers of nearby residential premises.
- 5 In order to protect the amenities of the occupiers of adjoining premises and the area generally.

Informatives (if applicable)

- 1 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.



ENVIRONMENT

Development Control
Planning Services

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

This application was dealt with by Rob Brew on 0171 278 4444 ext 2559.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU

DATA

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Paskin Kyriakides Sands
(Ref:MB/8/TCLBC.01/3.1/534)
7 Cliff Road Studios
LONDON
NW1 9AN

Application No: LS9704202R2
Case File:M14/14/B

Date

Dear Sir(s)/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations
1990

GRANT LISTED BUILDING CONSENT - Subject to Conditions

Address : 7-11 Herbrand Street, WC1

Date of Application : 04/08/1997

Proposal :

Change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self-contained residential flats, as shown on drawing numbers WE01-05, WEE01-02, WP101A, 102A, 103, 104A, 105-107, WPS02-03, WPE01A-02A.

The Council has considered your application and decided to grant consent subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date on which this consent is granted.

Standard Reason:

In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Additional conditions:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 3 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 4 Detailed drawings, or samples of materials, as appropriate, in respect of the following shall be submitted to and approved by the Council before the relevant part of the work is begun.
 - a. Repaired and replaced windows;
 - b. Introduction of floors and ceilings to ramp;
 - c. Signage;
 - d. Forecourt external works.

Reasons for additional conditons:

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 Because it is considered that these would seriously detract from the appearance of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to safeguard the special architectural and historic interest of the building.

Informatives (if applicable):

- 1 The details, together with 5 sets of plans, to be submitted pursuant to additional conditions 4(a)-(d) will be considered by this authority in conjunction with the Historic Buildings and Monuments Commission (London Division).



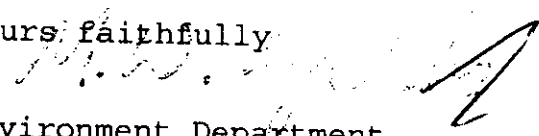
ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

This application was dealt with by Rob Brew on 0171 278 4444 ext 2559.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully


Environment Department
(Duly authorised by the Council to sign this document)

DRAFT

SR

5

DATED 6th AUGUST 1999

DRAKELANE LIMITED

-and-

**THE MAYOR AND THE BURGESSES OF
THE LONDON BOROUGH OF CAMDEN**

DEED OF VARIATION

Relating to the Section 106
Agreement dated 25th March 1998
between Drakelane Limited and the Mayor and
the Burgesses of the London Borough of Camden and
relating to development
at premises known as 7-11 Herbrand,
Street, London, WC1

Alison Lowton
Borough Solicitor
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9LP

Tel: 0171 314 1918
Fax: 0171 860 5659

envsec3/pritpal/Deed-Drake

THIS AGREEMENT is made and delivered the 6TH day of AUGUST 1999 BETWEEN DRAKELANE LIMITED whose registered office is situated at Dancastle Court, Arcadia Avenue, London, N3 2JV ("the Owner") and THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN of the Town Hall Judd Street London WC1H 9LP ("the Council") of the second part

RECITALS

1. Drakelane Limited and the Council entered into an Agreement dated 25th March 1998 (the "Existing Agreement") pursuant to Section 106(9) of the Town and Country Planning Act 1990 (as amended)
 - 1.1. On the 12th July 1996 the Mortgagee registered its charge on the Freehold Title of the Property
 - 1.2. The Owner has submitted a revised application reference PS9804416R1 for Planning Permission and a revised Listed Building Consent given application reference LS9804417RI on the 27th January 1999 for change of use of part of the basement and ground floors to B1 office use, together with the addition of a fourth floor for office use and the enclosure of smoke lobbies as a revision to the Original Planning Permission granted on the 25th March 1998.
 - 1.3. This Agreement is made by virtue of the Town and Country Planning Act 1990 Section 106 (as amended)
 - 1.4. 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 herein after provided:
 - 1.5. For that purpose the Mortgagee has consented by letter a copy of which is annexed hereto that the Mortgagee agrees to the variation of the Existing Agreement as hereinafter provided:

IT IS HEREBY AGREED:

2. In this Agreement the following expressions shall have the meaning now allocated to them:

- | | | |
|----|--------------------------------|--|
| a) | "Existing Agreement" | Section 106 Agreement dated 25th March 1998. |
| b) | "the Variation Applications" | the applications referred to recital 1.2 |
| c) | "the Variation Permissions" | the revised Planning Permission reference PS9804416R1 in the draft form annexed hereto and the revised Listed Building Consent reference LS980441R1 in the revised draft form annexed hereto both Variation Permissions to be granted on completion of this Agreement pursuant to the Variation Applications |
| d) | "Deed of Variation" | This Agreement |
| e) | "Original Planning Permission" | the Planning Permission issued by the Council on the 25th March 1998 under references PS9704201R2 and LS9704202R2. |

2.1. All words and phrases defined in the Existing Agreement shall have the same meaning in this Agreement 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 Agreement

2.2. All reference to this Agreement to clauses in the Existing Agreement are to clauses within the Existing Agreement

2.3. The definition of "the Application" within the Existing Agreement shall be varied to include the Variation Applications

2.4. The definition of "Planning Permission" within the Existing Agreement shall be varied to include the Variation Permissions

2.5. The definition of "the Development" within the Existing Agreement shall be varied to include development pursuant to the Variation Permissions

3. VARIATION TO THE EXISTING AGREEMENT

The following definitions contained in the Existing Agreement shall be varied as follows:


3.1. "Application" the application submitted on behalf of the Owner on 6th August 1997 for planning permission given reference number PS9704201R2 and Listed Building Consent given reference LS9704202R2 for the Development as varied by the application submitted on 27th January 1999 and given reference number PS9804416R1 and LS9804417R1

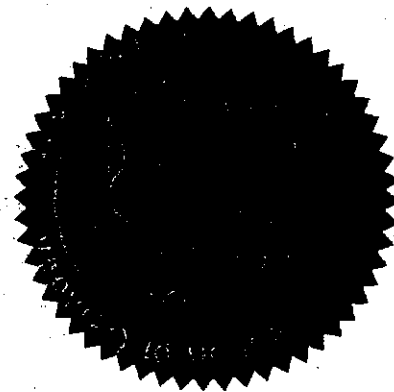
3.2. "Development" Change of use of part of the basement and ground floors to B1 office use, together with the addition of a fourth floor for office use and the enclosure of smoke lobbies.

4. The Owner agreed to pay the Council its reasonable legal costs incurred in preparing this Agreement
5. This Agreement shall be registered as a Local Land Charge

IN WITNESS whereof the parties hereto have duly executed this Agreement as their deed of the first before written

THE COMMON SEAL OF THE)
 MAYOR AND BURGESSES OF THE)
 LONDON BOROUGH OF CAMDEN)
 was hereunto affixed in the)
 presence of:)


 Authorised Signatory



EXECUTED AS WITNESSED BY

THE COMMON SEAL OF)
 DRAKELANE LIMITED)
 was hereunto affixed in the)
 presence of: acting by)

W.M.
W.M.
W.M.
 Secretary
 Director

Director

Director

[Handwritten signatures and initials]



Midland

*Certified to be a true copy of the original.
Philippsohn Crawfords Berwald
21-5-99*

Philippsohn Crawfords Berwald
~~Solicitors~~
DX 9015 WEST END

Midland Bank plc
Leadenhall Street Securities
Processing Centre - Team C1
401 Floor
144 Leadenhall Street
London
EC3V 4PP

Attn Julia Lobetta 55-63

Tel: 0171 560 6814
Fax: 0171 560 6826
DX 123491 Cornhill

18 May 1999

Dear Sirs

Town and Country Planning Act 1990 Section 106 Agreement dated 25.3.98 between Drakelane Ltd and The London Borough of Camden 7-11 Herbrand Street London WC1
Our reference : TC1/CRG29557
Your reference:

We understand that the above parties intend to enter into a Deed varying the Agreement with the Council in relation to the above premises.

The Deed is to be in the form annexed hereto.

Pursuant to a fixed charge made the 27th June 1996 the above premises are charged by way of mortgage to the Midland Bank PLC (the Bank) to secure the repayment of certain monies with interest thereon. We agree that the Deed varying the Section 106 Agreement should be entered into and **HEREBY CONFIRM AND ACKNOWLEDGE**

1. That the Bank consents to the said Deed being entered into by Drakelane Ltd; and
2. That the Bank's interest pursuant to the Charge aforesaid should be bound by the said Deed.

SIGNED BY **DAVID ROBERT BRIND**
FOR AND ON BEHALF OF THE MIDLAND BANK

Yours faithfully

Securities Manager

Registered in England number 14259
Registered office Poultry London EC2P 2BX

Regulated by the Personal Investment Authority and SFA, Midland only advises on its own life assurance, pensions and unit trusts.

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

PKS Architects
(attn T. Clapp)
7 Cliff Road Studios
LONDON
NW1 9AN

Application No: PS9804416R1
Case File:M14/14/B

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
7-11 Herbrand Street, WC1

Date of Application : 27/01/1999

Proposal :
Change of use of part the basement and ground floors to B1 office use, together with the addition of a fourth floor for office use and the enclosure of smoke lobbies, as a revision to planning permission granted on 25 March 1998 for the change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self contained residential flats (Reg.no. PS9704201R2), as shown on drawing numbers WE01-05; WEE01; 02; WP01-06; WPE01A; 02A; WP101A; 102A; 103; 104A; 105A; 106; WPE101; 102WP201A; 202A; 203A; 204A; 205A; 206A; WES201A; and 202A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 3 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 4 The windows to the side and rear elevations of the building and the rear elevation of the proposed roof extension shall be provided with obscured glazing and shall be permanently retained as such.

Reasons for additional conditions:

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 Because it is considered that these would seriously detract from the appearance of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to protect the privacy of the occupiers of nearby residential premises.

Informatives (if applicable)

- 1 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00 pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.



ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

This application was dealt with by Ms. P Harris on 0171 860 5623.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

M.W. Gilks 30

Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU

STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS, AND OTHER INFORMATION

1. Appeals to the Secretary of State

If you are unhappy about the Council's decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

4. Further Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Streets Management -

Building Control Section, 6th Floor, Camden Town Hall, Argyle Street, London WC1H 8EQ (tel: 0171 278 4444).

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc. applying to, or affecting, either this land or the rights of ~~any persons (including the London Borough of Camden) entitled to~~ the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult Streets Management Engineering Group, 4th Floor, Camden Town Hall, Argyle Street, London WC1H 8EQ, regarding any works proposed to above, or under any carriageway, footway or forecourt.

A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT





ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

PKS Architects
(attn T. Clapp)
7 Cliff Road Studios
LONDON
NW1 9AN

Application No: LS9804417R1
Case File:M14/14/B

Dear Sir(s)/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations
1990

GRANT LISTED BUILDING CONSENT - Subject to Conditions

Address : 7-11 Herbrand Street, WC1

Date of Application : 27/01/1999

Proposal :

Change of use of the basement and ground floors to B1 office use, together with the addition of a fourth floor for office use and the enclosure of smoke lobbies, as a revision to listed building consent granted on 25 March 1998 for the change of use from a vehicle park with ancillary washing, repair, canteen and office facilities, with a private coach garage and terminus for coach tours at basement level, to offices with a sports and health club at part ground and part basement floor levels, together with works of conversion and the erection of a roof extension to accommodate two self contained residential flats (Reg.no. LS9704202R2)

as shown on drawing numbers WE01-05; WEE01; 02; WP01-06; WPE01A; 02A; WP101A; 102A; 103; 104A; 105A; 106; WPE101; 102WP201A; 202A; 203A; 204A; 205A; 206A; WES201A; and 202A.

The Council has considered your application and decided to grant consent subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date on which this consent is granted.

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

Standard Reason:

In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Additional conditions:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 3 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 4 Detailed drawings, or samples of materials, as appropriate, in respect of the following shall be submitted to and approved by the Council before the relevant part of the work is begun:
 - a. Introduction of floors and ceilings to ramp;
 - b. Signage;
 - c. Forecourt external works.

Reasons for additional conditions:

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 Because it is considered that these would seriously detract from the appearance of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to safeguard the special architectural and historic interest of the building.

This application was dealt with by Ms. P Harris on 0171 860 5623.



ENVIRONMENT

**Development Control
Planning Services**
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Town Hall
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London WC1H 8ND

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Fax 0171 314 1975

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink that reads "M.W. Gilks" followed by a flourish and the number "30".

Environment Department
(Duly authorised by the Council to sign this document)

DeclbWC/LBC

A large, highly stylized handwritten signature or scribble in black ink, consisting of several overlapping loops and lines, extending across the lower half of the page.

STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS, AND OTHER INFORMATION

1. Appeals to the Secretary of State

If you are unhappy about the Council's decision to refuse listed building consent or conservation area consent for the proposed works or to grant consent subject to conditions, you may appeal to the Secretary of State for the Environment under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

2. Purchase Notices

If listed building consent or conservation area consent is refused or granted subject to conditions whether by the local planning authority or the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of works which have been, or would be permitted, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Further Information

This permission is given subject to due compliance with the Town and Country Planning Act, any local Acts, regulations, by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Streets Management - Building Control Section, 6th Floor, Camden Town Hall, Argyle

Street, London WC1H 8EQ (tel: 0171 278 4444).

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc. applying to, or affecting, either this land or any other land ~~or the rights of any persons (including the London Borough of~~ Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.