

Dated *8th August* 2013

ESSENDON PROPERTY VENTURES LIMITED

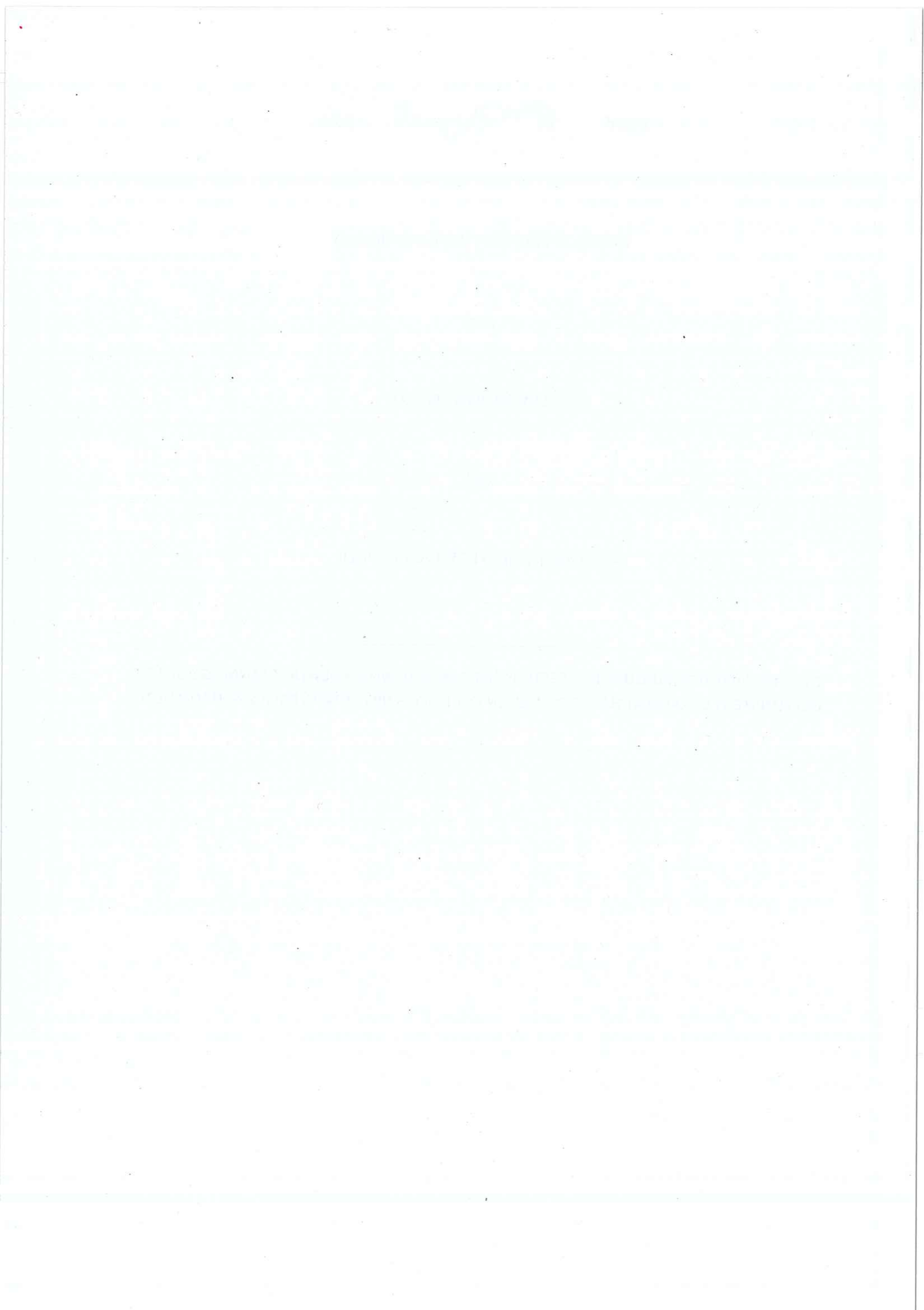
and

ESSENDON VENTURES LLP

and

WELWYN HATFIELD BOROUGH COUNCIL

**DEED OF VARIATION PURSUANT TO SECTION 106 & 106A TOWN & COUNTRY PLANNING ACT 1990
DEVELOPMENT OF LAND AT HATFIELD LONDON COUNTRY CLUB BEDWELL PARK ESSENDON HERTS**



THIS DEED OF VARIATION is made the 8th day of August 2013

BETWEEN:-

- (1) **WELWYN HATFIELD BOROUGH COUNCIL** of The Campus Welwyn Garden City Hertfordshire AL8 6AE (**"the Council"**) and
- (2) **ESSENDON PROPERTY VENTURES LIMITED** (Co. Regn. No. 7876531 of 30 Portland Place London England W1B 1LZ (**"the First Owner"**) and
- (3) **ESSENDON VENTURES LLP** (Co. Regn. No. OC370622) of 30 Portland Place London England W1B 1LZ (**"the Second Owner"**)

(together referred to as: **"the Parties"**)

WHEREAS:-

1. INTRODUCTION

- 1.1 The First Owner and the Second Owner with respect to the Property (hereinafter defined) and the Existing Dwelling Site (hereinafter defined) entered into an undertaking by Deed dated 4th October 2012 pursuant to Section 106 of the Act (**"the Undertaking"**) in relation to planning approval S6/2012/1670/S73B
- 1.2 The Council remains the enforcing local planning authority for the purpose of the Act for the area within which the Property is situated
- 1.3 The Property is as defined in the Undertaking and is known as land at Hatfield London Country Club Bedwell Park Essendon Herts and forms part of the land registered at the Land Registry with freehold title number HD217399 and for ease of reference is outlined edged red on the plan entitled "Plan 1" annexed to this Deed of Variation
- 1.4 The Existing Dwelling Site is defined in the Undertaking and forms part of the land registered at the Land Registry with freehold title numbers HD236534 and HD276861 and for ease of reference is outlined edged blue on the plan entitled "Plan 2" annexed to this Deed of Variation
- 1.5 An application has been submitted to the Council for demolition of the Existing Dwellings and erection of the New Dwelling on the Property and that application was submitted to the Council together with supporting documentation and was allocated reference number S6/2013/1087/FP (**the "New Application"**)
- 1.6 The Council has resolved to approve the New Application subject to the First Owner and the Second Owner entering into this Deed of Variation to apply the terms of the Undertaking to the New Application and the resulting planning permission (**the "New Permission"**)
- 1.7 This Deed of Variation shall be a planning obligation for the purposes of Section 106 of the Act (as amended) and varies the Undertaking pursuant to Section 106A of the Act

1. The first part of the document discusses the importance of maintaining accurate records for all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice to ensure transparency and accountability.

2. In the second section, the author outlines the various methods used to collect and analyze data. This includes both primary and secondary research techniques, as well as the use of statistical software to process large datasets.

3. The third part of the report focuses on the results of the study. It details the findings from the data analysis, highlighting key trends and patterns that emerged. The author also discusses the implications of these findings for the industry and provides recommendations for future research.

4. Finally, the document concludes with a summary of the overall findings and a list of references. The author expresses gratitude to the participants and funding sources that made this research possible. The references include a mix of academic journals, books, and online resources used throughout the study.

PLAN 1

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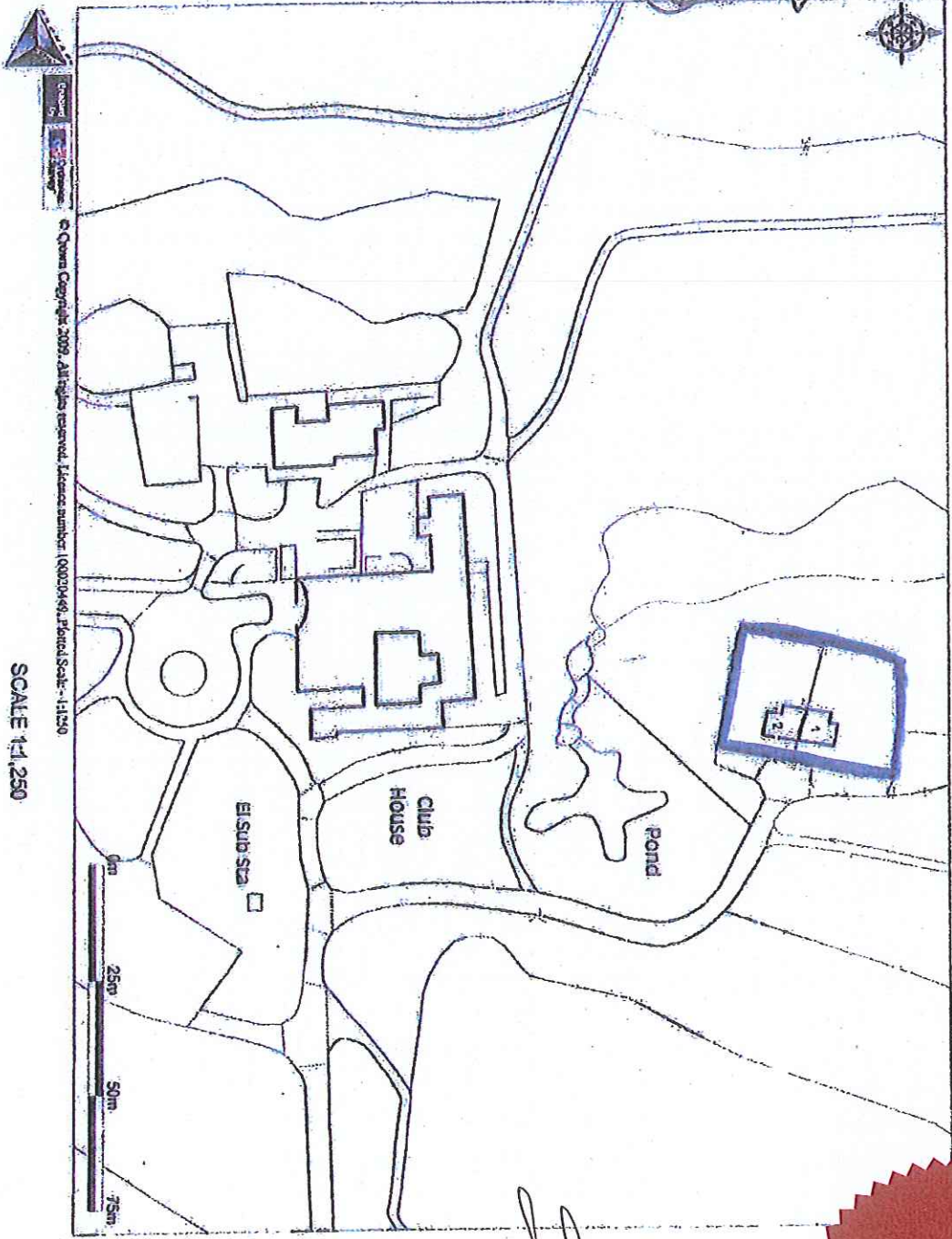
© Crown Copyright 2009. All rights reserved. Licence number 100020449. PlotKit Scale - 1:1250

[Signature]
 MAYOR
 Robert Baldwin
 Authorised Officer



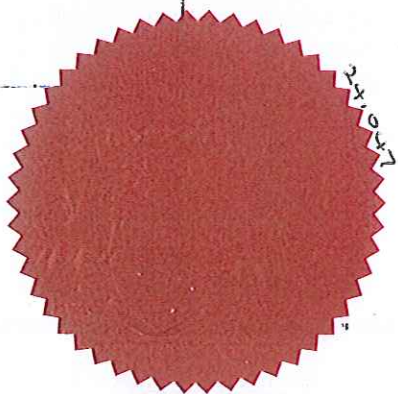


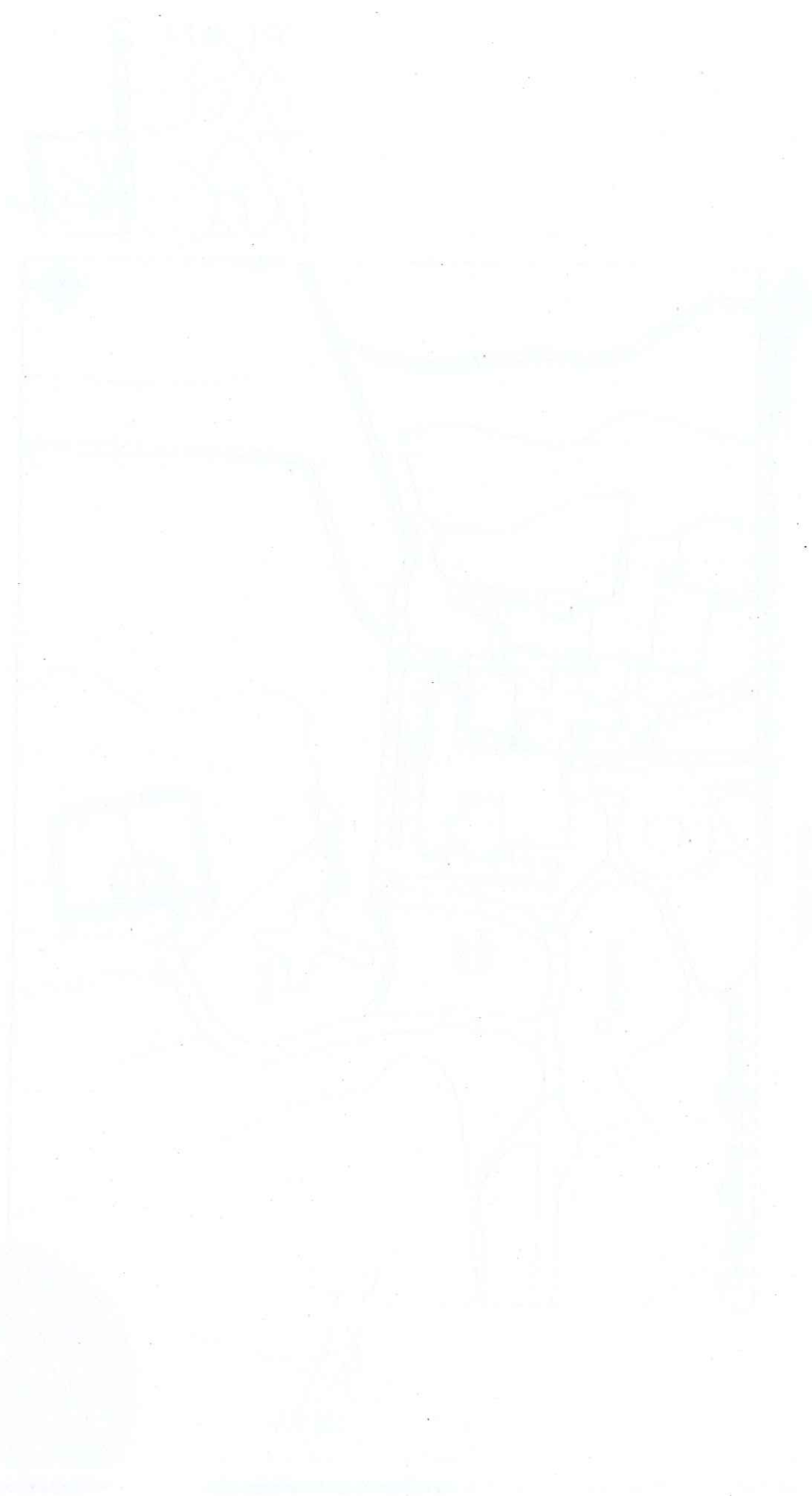
PLAN 2
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HATFIELD LONDON COUNTRY CLUB

[Handwritten signature]
MAYOR
[Handwritten signature]
Authorised Officer





1.8 The Parties hereto acknowledge that all definitions and interpretations of words and phrases in this Deed of Variation shall be governed by the meanings ascribed to them in the Undertaking save where the context otherwise provides and/or unless otherwise set out herein

1.9 The Parties are satisfied that the planning obligations contained in this Deed of Variation are necessary to make the Development acceptable in planning terms, are directly related to the Development and fairly and reasonably relate in scale and kind to the Development

NOW THIS DEED WITNESSES

2.1 The Parties hereto hereby agree accept and acknowledge that the planning obligations contained in the Undertaking shall from the date hereof be taken to apply to the New Application and the New Permission in exactly the same way as they shall apply to the Planning Permission (as defined in the Undertaking) as if the provisions thereof were set out in full and repeated verbatim

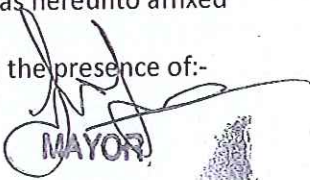
2.2 For the avoidance of doubt no provisions of this Deed of Variation shall be enforceable under the Contracts (Rights of Third Parties) Act 1999

LOCAL LAND CHARGE

3.1 This Deed of Variation shall be registered as a local land charge by the Council upon its completion

IN WITNESS whereof the Council and the Developer have executed this Deed the day and year first before written

THE COMMON SEAL of)
WELWYN HATFIELD BOROUGH COUNCIL)
was hereunto affixed)
in the presence of:-)


MAYOR

Authorised Officer



Chairman of the Council



1. The first part of the document is a list of names and addresses of the members of the committee. The names are listed in alphabetical order, and the addresses are given in full. The list is as follows:

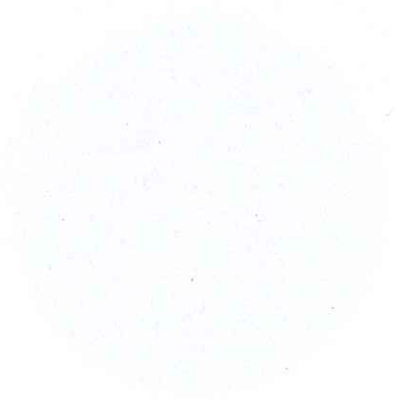
2. The second part of the document is a list of the names and addresses of the members of the committee who have been elected to the office of Chairman and Vice-Chairman. The names are listed in alphabetical order, and the addresses are given in full. The list is as follows:

3. The third part of the document is a list of the names and addresses of the members of the committee who have been elected to the office of Secretary and Treasurer. The names are listed in alphabetical order, and the addresses are given in full. The list is as follows:

4. The fourth part of the document is a list of the names and addresses of the members of the committee who have been elected to the office of Auditor. The names are listed in alphabetical order, and the addresses are given in full. The list is as follows:

5. The fifth part of the document is a list of the names and addresses of the members of the committee who have been elected to the office of Member-at-Large. The names are listed in alphabetical order, and the addresses are given in full. The list is as follows:

6. The sixth part of the document is a list of the names and addresses of the members of the committee who have been elected to the office of Member-at-Large. The names are listed in alphabetical order, and the addresses are given in full. The list is as follows:

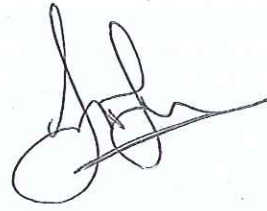


7. The seventh part of the document is a list of the names and addresses of the members of the committee who have been elected to the office of Member-at-Large. The names are listed in alphabetical order, and the addresses are given in full. The list is as follows:

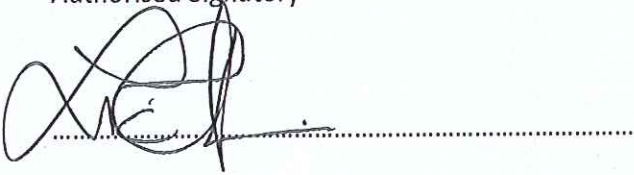
EXECUTED AS A DEED by)

ESSENDON PROPERTY VENTURES LIMITED)

Acting By



Authorised Signatory



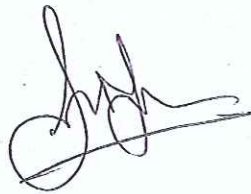
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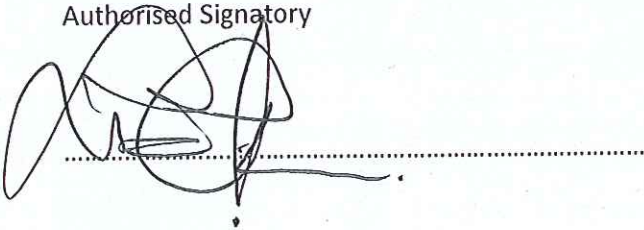
EXECUTED AS A DEED by)

ESSENDON VENTURES LLP)

Acting By



Authorised Signatory



Authorised Signatory

