

Andrews Downie & Partners,
6 Addison Avenue,
Holland Park,
London, W11 4OR.

(Ref: JMCM/JH)

Our Reference: PL/8800356/R3
Case File No: N13/26/C
Tel.Inqu:
Vincent Pearce ext. 2670
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 19 MAY 1989

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the General Information attached hereto.

Your attention is also drawn to the Statement of Applicants Rights.

SCHEDULE

Date of Original Application : 1st August 1988

Address : 9-14 Windmill Street, W1.

Proposal : The redevelopment of the site by the erection of a five storey and basement building comprising office, retail and 10 residential flats, including the provision of underground parking, as shown on drawing numbers 2294/DD/02B, 03B, 04D, 05D, 06C, 07C, 09C, 10C, 11C, 12D, 13C, 14C & 15C, revised by letters dated 1st November 1988, 3rd February 1989 and 24th April 1989.

Standard Condition:

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

Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 The facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site commences.
- 02 The whole of the car parking accommodation shown on the drawings shall

(Cont.)

(Our Reference: PL/8800356/R3)
(Case File No: N13/26/C)

Classes Order.

- 07 To ensure that the flats are available for permanent residential occupation in accordance with the Council's housing policy.
- 08 In order to safeguard residential amenity.
- 09 To safeguard the amenities of the adjoining premises and the area generally.
- 10 In order to ensure that the development is completed and occupied as permitted.

Informative(s):

- 01 Your attention is drawn to the requirements of Sections 4, 7, and 8A of the Chronically Sick and Disabled Persons Act 1970 that this building (for employment use or to which the public will be admitted) should be made accessible to disabled people wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 02 Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Director of Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU, or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 03 Prior to the start of construction on site the contractor shall discuss and agree with the Council detailed arrangements for the transportation of goods and materials to and from the site. The appropriate officer is the Director of Works at Hampstead Town Hall, Haverstock Hill, NW3, (Tel. 435 7171). The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 04 Your attention is drawn to the need to consult the Council's Director of Works at Hampstead Town Hall, Haverstock Hill, NW3, Tel 435 7171 regarding arrangements for the disposal of refuse.
- 05 Works of construction and ancillary activity which would cause disturbance to adjoining residents should not take place otherwise than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays in order to comply with locally enforced standards.
- 06 If a revision to the postal address becomes necessary as a result of this development, application should be made to the Director of Planning (Street Naming and Numbering) under Part 2 of the London Building Acts (Amendment) Act 1939.

(Cont.)

(Our Reference: PL/8800356/R3)
(Case File No: N13/26/C)

- be provided and retained permanently and used only for the parking of vehicles of the residential occupiers of the building. No spaces shall be used by other occupiers or users of the building.
- 03 Refuse stores shall be provided within the development, details of which shall be submitted to and approved by the Council before any work on site commences.
 - 04 Details of the residential layout and access at a scale of at least 1:50 shall be submitted to and approved by the Council before any work on site commences.
 - 05 Details of plant and air handling equipment, including ducting shall be submitted to and approved by the Council before any work on site commences. No plant shall be installed on top of or outside the permitted roof.
 - 06 The shop(s) shall not be used for any purpose other than a purpose falling within Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
 - 07 The flats hereby approved shall not be used as temporary sleeping accommodation within the meaning of the GLC General Powers Act 1973 as amended by the GLC General Powers Act 1983.
 - 08 The door shown on drawing number 2294/DD/07B linking the B1 element to the residential element at fourth floor level shall only be used as a means of escape and for no other purpose.
 - 09 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
 - 10 The whole of the proposed development shall be completed and available for occupation before any part is brought into use.

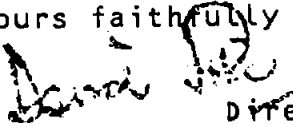
Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 03 In order that the Council may be satisfied with refuse arrangements in the interest of public health and amenity.
- 04 In order that the Council may be satisfied that the residential element complies with the Council's guidelines for access for people with a disability.
- 05 To safeguard the amenities of the adjoining premises and the area generally and to ensure that the external appearance of the building will be satisfactory.
- 06 To prevent the unauthorised use of the shop(s) for any of the purposes specifically excluded from Class A1 of the Schedule of the said Use

(Cont.)

(Our Reference: PL/8800356/R3)
(Case File No: N13/26/C)

Yours faithfully



Director of Planning and Transport
(Duly authorised by the Council to sign this document)

Jan 1