

Pollard Thomas & Edwards,  
55 Colebrooke Row,  
London, N1 8AF.

Our Reference: PL/8803756/R5  
Case File No: G5/3/G  
Tel.Inqu:  
Randall Macdonald ext. 2521  
(Please ring after 2.00pm unless  
enquiring about Tree applications.)

Date:

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 : 21st March 1988

Address : LEB Site, Lithos Road, NW3.

Proposal : The refurbishment and extension of the main building as B1 Business Use, (39,000sq.ft.) with transformer retained; the redevelopment of the rest of the site to provide 3 storey light industrial buildings along the south eastern embankment comprising 31,500sq.ft. of B1 use and 31,500sq. ft. of light industrial as as described in the concurrent legal agreement; basement car parking for 158 cars; a residential development of 107 units; new open space, amenity building and retention of existing footpath together with access to Lithos Road, as shown on drawing numbers 101A(R5), 102A, 103, 104, 105A, 106A, 107, 108, 111, 112, 113, 114, 115A SK104A, SK105A, revised on 1st, 5th, 19th July, 2nd August, and 27th February 1989.

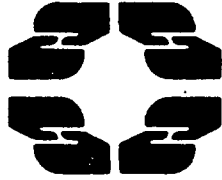
#### Standard Condition:

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.

PTO

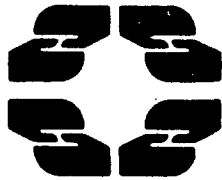


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Additional Condition(s):

- 01 The development must be begun not later than either five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later.
- 02 The details of the elevations and facing materials to be used on the buildings, the means of access thereto, the landscaping, "the reserved matters", shall be approved by the Council before any work on the site is commenced.
- 03 No development shall take place until a timetable for the completion of the whole development, giving full details of the phasing of the development, have been submitted to and approved by the Council and the works completed in accordance with the approved timetable.
- 04 No development shall take place until full details of all hard and soft landscaping and means of enclosure of all unbuilt, open areas, public footpath and including access for school parties to any undeveloped section of the embankment for nature study purposes have been submitted to and approved by the Council before any work on the site is commenced.
- 05 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.
- 06 Non-residential car parking shall be limited to 46 spaces provided and retained permanently to be used as appropriate to the efficient operation of the light industrial floorspace, the remaining B1 and amenity uses, provided that:
  - (a) No car parking space is used solely for commuting during normal working hours (i.e. vehicles using the parking spaces are employed on business operations during normal working time).
  - (b) Council officers will be permitted access to the site to monitor the use of spaces if necessary. A minimum of 112 spaces should be reserved permanently for residential occupiers of the site.
- 07 No development shall take place until full details (including a management agreement) for the servicing, loading and parking (including allocation of spaces) arrangement for residential, offices, leisure/amenity, workshops and light industrial units have been submitted to and approved by the Council.
- 08 No servicing of activities including the loading and unloading of goods (including fuel) by vehicles arriving at or departing from the site shall be carried out other than within specified service areas within a



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curtilage of the site.

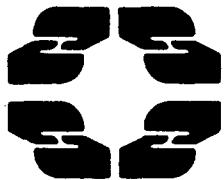
- 09 Not less than 31,500 sq.ft. of floorspace shall hereby permitted be used used only for light industrial purposes as described in the 1972 Use Classes Order and for no other purpose (including any other purpose within Class B1 of the schedule of Town and Country Planning (Use Classes) Order, 1987 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order.
- 10 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.
- 11 Details of the provision for access for a disabled person inclusive of 5 wheelchair parking spaces at ground level in compilation with the provision of S.4 of the Chronically Sick and Disabled Persons Act, 1970 shall not be otherwise than as shall have been approved by the Council before any work on site is commenced.
- 12 That the existing public footpath is retained permanently for use by the public, together with the new connection to Lithos Road.

#### Reason(s) for Additional Condition(s):

- 01 In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.
- 02 & 07. In order that the Council may give consideration to the details of the proposed development.
- 03 In order to ensure that the development is completed and occupied as permitted.
- 04 & 05. To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 06 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.
- 08 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- 09 To ensure that the future occupation of the building shall be in accordance with the Council's policy for attracting new manufacturing activities to the Borough as set out in the Written Statement of the London Borough of Camden Local Plan, 1987 (the Borough Plan).
- 10 & 12. To safeguard the amenities of the adjoining premises and the area generally.
- 11 In order to ensure compliance with the terms of the Act and Regulations.

#### Informative(s):

- 01 That the applicants be advised to contact the Chief Engineer regarding the Council's "building over" requirements in respect of sewers on the site.



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- 02 This decision is without prejudice to the Council's position as owner of the adjoining property.
- 03 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.
- 04 There is a statutory requirement to provide sanitary conveniences for disabled persons in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by Part M of the Building (Disabled People) Regulations 1987). You are advised to consult the District Surveyor in respect of compliance with this requirement.

Yours faithfully

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