

CORPORATION OF LONDON

Registered Plan No. 1215F

Date 18th March 1976

**A. Conditions imposed by the Department of the Environment and the Department of Trade and Industry:-**

- (1) The premises comprising not less than 11,000 sq. ft. of floor space for use as plant rooms to be created by the said development, (being office premises by virtue of section 73 of the Town and Country Planning Act 1971), shall be used as plant rooms and for no other purpose.
- (2) The premises comprising not less than 13,976 sq. ft. of floor space for use for car parking to be created by the said development, (being office premises by virtue of section 73 of the Town and Country Planning Act 1971), shall be used for car parking and for no other purpose.
- (3) The office floor space to be created by the said development shall not exceed 106,980 sq. ft. and the use of the building shall thereafter be restricted so that (whether in consequence of a change of use or otherwise) it does not at any time contain office premises having an aggregate floor space exceeding 106,980 sq. ft. by more than the prescribed exemption limit in force by virtue of sections 73(7) or 75(8) of the Town and Country Planning Act 1971, as the case may be, at the time that any additional office floor space is created.
- (4) The office premises created by this development shall be used for a period of not less than five years from the date of occupation only by The Diamond Trading Co. Limited and its associates.
- (5) The building shall be first used by the Diamond Trading Company Limited for the carrying on of their undertaking as diamond valuers and merchants.
- (6) Not more than 14,891 sq. ft. of the floor space of the building shall be used for the carrying on of processes for or incidental to the purposes specified in Section 66(1) (a) of the Town and Country Planning Act 1971.

**B. Conditions imposed by the Common Council:-**

- (7) (i) The following details, particulars and samples must be submitted to and approved by the Common Council:-
  - (a) Elevations to a scale of 8' to 1" (or metric equivalent) revised as may be necessary. ✓
  - (b) Details of all soffits, roofs, plant rooms and flues. ✓
  - (c) Satisfactory integration of cleaning equipment and cradles and their garaging. ✓
  - (d) Particulars of all materials to be used (accompanied by samples of such materials).
  - (e) Details of the surface treatment of all open areas at ground level including stairways.
  - (f) Details of the proposed private bridge over Charterhouse Street.
  - (g) Detailed drawings drawn to a scale of ½ inch to 1 foot (or metric equivalent) to show junctions with adjacent buildings.
  - (h) Particulars and samples of materials to be used in the treatment of all exposed flank or party walls.

(ii) No works shall be carried out unless such works shall first have been approved by the Common Council.

- (8) Before any works are begun involving the construction of any retaining wall, foundation, footing, balcony, cornice, canopy, string course, plinth, window sill, rainwater pipe, oil fuel inlet pipe or box, and carriageway entrance, or any other projection beneath, over or into any public way, detailed drawings showing such proposed projection must be submitted for consideration by the Common Council and no works involving such projection shall be carried out unless and until approval thereto has been given by the Common Council.

- (9) Prior to the occupation of any part of the building all exposed flank or party walls must be faced or treated and all surface areas at ground and upper levels must be laid out, paved, planted, lighted and treated in accordance with details approved by the Common Council under the above conditions.
- (10) (a) The building must conform to building lines and site boundaries to be set out on the site by the City Engineer, (as respects land within the City).
- (b) The land between the existing building line and the face of the proposed new building shall be brought up to street level and paved and drained in accordance with details to be submitted to and approved by the Common Council and shall not be fenced or otherwise enclosed or obstructed.
- (11) Except as may be approved by the Common Council from time to time, the vehicular parking, loading, and unloading areas must remain ancillary to the use of the building and shall be available at all times for the sole use of the occupiers thereof and their visitors, whether on payment of a charge or not; and the area devoted thereto must not during the life of the building be used for public parking or for any purpose other than those for which they are respectively provided and no loading or unloading, including the delivery of oil fuel, shall take place over the adjacent highways or otherwise than from the facilities provided. This condition shall not however preclude the use of the car park for the parking of pedal cycles.
- (12) In the case of any of the above reserved matters, application for approval must be made not later than the expiration of 3 years beginning with the date of the grant of this permission.

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- (13) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
- (i) the expiration of five years from the date of this permission; or
  - (ii) the expiration of two years from the final approval of the above reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- (14) The total number of car parking spaces provided shall not exceed the number shown on the submitted drawing no. 142/DJA/36B.
- (15) There must be no roof structures above the top storey except as may be approved by the Common Council.
- (16) The building must be erected and used strictly in accordance with the drawings and particulars approved thereunder, or as may be otherwise approved by the Common Council from time to time.

*Reasons therefor:-* To ensure:-

- (a) Compliance with the terms of Section 77 (4) of the Town and Country Planning Act 1971.
- (b) Compliance with the terms of Section 70(5) of the Town and Country Planning Act 1971.
- (c) A satisfactory external appearance.
- (d) A satisfactory treatment of all unbuilt upon areas.
- (e) Compliance with building lines and to ensure a satisfactory treatment at ground level.
- (f) Satisfactory servicing facilities and in the interests of public safety.
- (g) Compliance with the terms of Section 42 of the Town and Country Planning Act 1971.
- (h) Compliance with the Common Council's policy for the restriction of car parking provision within the City.
- (i) Strict compliance with the terms of this permission so that the Common Council retains strict control of the building.

# Schedule

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A separate application must be made to the City Engineer in respect of projections, carriageway crossovers, drainage and sanitation, and the City Engineer should also be consulted in regard to Conditions **B7 (f), B8, B9, B10, B11.**

Your attention is drawn to:

Section 16 of the Clean Air Act 1956, which provides that smoke from bonfires, etc. shall if it is a nuisance to the inhabitants of the neighbourhood, be deemed to be a statutory nuisance for the purposes of the Public Health Act 1936.

Section 4 of the City of London (Various Powers) Act 1954, which prohibits the emission of smoke from premises within the City of London;

Section 1 of respectively, the Clean Air Act 1956 and the Clean Air Act 1968 which prohibit the emission of dark smoke and the exemptive provisions of the Clean Air (Emission of Dark Smoke) (Exemption) Regulations 1969 (Statutory Instrument 1969 No. 1263) and to

Provisions of Section 3(3) of the Clean Air Act 1956 and Section 6 of the Clean Air Act 1968 under which in the case of the consideration of a new furnace chimney in the City, or where the capacity of an existing furnace or furnaces is to be increased, it will be an offence to use the relevant chimney unless its height has previously been approved by the Common Council.

Application for such approval should be made to the City Engineer and should be accompanied by two sets of drawings and details.

It should be noted that if the requirements under the legislation require any structures in excess of those shown on the drawings referred to in the permission, planning approval will also be required and will not necessarily be forthcoming, in which event alternative methods of heating which will eliminate the necessity for such structures, should be considered.

Provision under Part II of the City of London (Various Powers) Act 1971 determines the percentage by weight of sulphur and sulphur compounds in oil fuel which may be used in furnaces in the City of London. Under these provisions the weight of sulphur etc. must not exceed 1%. The enforcement of these provisions is dealt with by the City Engineer of the Corporation in the case of a new building and by the Medical Officer of Health in the case of an existing building.

The Director of Public Cleansing must be consulted in regard to the proposals for the storage and collection of refuse under Section 32 of the City of London (Various Powers) Act 1961.

Advice on the structural and occupational requirements relating to premises under the Offices, Shops and Railway Premises Act 1963 may be obtained from the Health Department, P.O. Box 270, Guildhall, London, EC2P 2EJ.

Fire precautions provisions are the concern (with certain exceptions) of the G.L.C. as fire authority, and information relating thereto may be obtained from that Council's technical officers at the Department of Architecture and Civic Design, Middlesex House, 20 Vauxhall Bridge Road, London, S.W.1. (01-633 3647).

Attention is drawn to the recommendations contained in British Standard Code of Practice Circular No. C.P. 96 1967 in respect of the desirability of making provision for access for the disabled to buildings.

A separate application must be submitted under the Town and Country Planning (Control of Advertisements) Regulations 1969 in respect of the display of any advertisement matter.

This permission must in no way be deemed to prejudice any rights of light which may be enjoyed by the adjoining owners or occupiers under Common Law.

It is considered that excavation of the site may uncover remains of considerable archaeological interest and it is requested that the Director of Guildhall Museum be consulted in regard to this aspect of the matter.

This permission is granted having regard to planning considerations only and is without prejudice to the position of the Corporation as freeholders of the site; and the work must not be instituted until the consent of the Corporation as freeholders has been obtained.

The Licensing Justices should be consulted in respect of the layout of licensed premises.

The necessity of obtaining the necessary Closing Order under Section 209 of the Town & Country Planning Act 1971.

The permission and the conditions therein (other than those required to be imposed by the Office Development Permit and the Industrial Development Certificate) relate only to that part of the site within the City.

In the opinion of the Corporation the access road off Charterhouse Street should have a clear width of 6 metres and a clear height of 4.57 metres.