

Scott Brownrigg & Turner,
10/13 King Street,
London WC2E 8HZ

Our Reference: PL/8700538/R6
Case File No: P14/59/A
Tel.Inqu:
Mrs.A.M.Lippitt ext. 2867
Date:

(Ref:PP/pa/8081)

16 SEP 1987

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 : 5th March 1987

Address : Texaco Garage Site, Seven Dials, 32-36 Monmouth Street & 28/30 Earlham Street, WC2

Proposal : The redevelopment of the site of the Texaco petrol filling station, by the erection of a building comprising basement, ground and part 3/part 4 upper floors for 4 retail units and 15 flats, as shown on drawing numbers 8081/A1, A2B, A3iC, A3iiA, A4C, A5C, A07A, A08D, A09D, A10D, A11B & A12B, revised on 8th June 1987, 23rd June 1987, 8th July 1987, 10th July 1987, 10th August 1987 & 2nd September 1987.

Standard Condition:

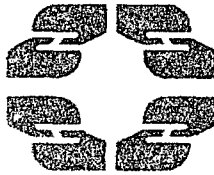
1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

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 as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 02 Details of the new shopfronts shall not be otherwise as shall have been



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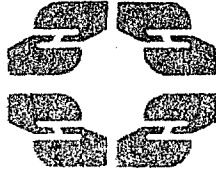
- submitted to and approved by the Council before any work on the site is commenced.
- 03 Full details of the refuse storage/disposal arrangements shall be submitted to and approved by the Council before any work on the site is commenced.
- 04 Full details of the proposed new roof gardens including details for screening shall be submitted to and approved by the Council before any work commences on this part of the development.
- 05 Details of the provision for access and egress for disabled persons, ^{shall be} in compliance with the provisions of S.4 of the Chronically Sick and Disabled Persons Act 1970 and of the 1985 Building Regulations shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.

Reason(s) for Additional Condition(s):

- 01 & 02. To ensure that the Council may be satisfied with the external appearance of the building.
- 03 & 04. In order that the Council may give consideration to these aspects of the development. To ensure that there is adequate refuse storage/disposal and that there is no adverse overlooking from the new roof gardens.
- 05 In order to ensure compliance with the relevant legislation.

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 5810 1979 "Access for the Disabled to Buildings".
- 02 Works of demolition and construction and ancillary activities which would cause disturbance to adjoining residents and businesses should not take place otherwise than between the hours of 8 am to 6 pm 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.
- 03 Your attention is drawn to the fact that the site lies on what is thought to be the fringe of the Middle Saxon Trading port of London, and thus may be of some archaeological importance. The Department of Greater London Archaeology at the Museum of London, 3/7 Ray Street, London EC1R 3BJ would like the opportunity to examine the site when development works commence.
- 04 You are advised that the existing sewer in Tower Street lies in close proximity to the south boundary of the proposed development. You should contact the Council's Chief Engineer's Department to discuss 'Building Over' conditions.



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Yours faithfully

David Pike JAT

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