



Planning and Communications Department

Old Town Hall 28-8.73

197 High Holborn

London WC1V 7BG

Tel: 01-405 3411

B Schlaffenberg Dr Arch (Rome) Dip TP FRTPi

Director of Planning and Communications

**Messrs. Lam, Riel & Partners,**  
1 Allsop Place,  
LONDON, N.W.1.

Date 7 SEP 1973

Your reference

Our reference 027/113/19/2/13665 (2)

Telephone inquiries to: Miss Wyle.

Ext. 42

Dear Sir(s) or Madam,

## TOWN AND COUNTRY PLANNING ACT 1971

### Permission for development (conditional)

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.

The permission is given subject to the time limit condition imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to (a) the provisions of the London Building Acts 1930-39, and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office and (b) to the Statement of Applicant's Rights set out overleaf.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

### SCHEDULE

Date of application: 16th May 1972

210/101 210/104  
210/102A 210/103A  
210/103A

Plans submitted: Reg. No: 13665 (R)

Your Nos:

Development:

The redevelopment of 35-37 Windmill Street, W1 to provide sub-basement vault and storage; basement, storage and bottling; ground floor showroom, storage and loading; first floor, flat and storage and second to fifth floor, flats; and its joining to the existing building at 38-40 Windmill Street; the ground floor of which is to change its use from loading and storage to car parking.

### Standard condition:

The development herein permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

### Standard reason:

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

### Additional conditions:

1. Details and samples of the facing materials including for the soffits and walls, shall not be otherwise than those as shall have been approved by the Council before any work on the site is commenced.
2. The details submitted in accordance with condition (1) shall also show details of the rear elevation and the satisfactory refacing of the exposed flank walls.

All correspondence to be addressed to the Director of Planning and Communications.

P.T.O.

Additional conditions - contd.

3. The whole of the car parking accommodation shown on the drawing shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of 35-40 Windmill Street provided that nothing in this condition shall prevent the use of part of such car parking accommodation by persons or bodies for such periods and at such times as the Council may from time to time approve in writing.
4. No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.

Reasons for the imposition of conditions:

- 1 and 2. To ensure that the Council may be satisfied with the external appearance of the building.
3. 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~~.
4. Because it is considered that these would seriously detract from the appearance of the building.

Your faithfully,

Director  
(Duly authorised by the Council  
to sign this document)

**Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions**

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to and on a form obtainable from the Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 67 and 74 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interests in the land in accordance with the provisions of Part IX of the Act.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.