

Planning and Communications Department
Old Town Hall
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London WC1V 7BG
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B Schlaffenberg Dr Arch (Rome) Dip TP FRTPi
Director of Planning and Communications

**Sir Basil Spence, Broomington & Collins,
1, Fitzroy Square,
London, W.1.**

Date **13 AUG 1974**

Your reference **401/V/D**

Our reference **603/21/131/W/16999**

Telephone inquiries to:

Mr. Adams

Ext. **247**

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: **5th July 1973.**

Plans submitted: Reg. No: **16999**

Your Nos: **401/V/354, 54, 55, 57-65
& 401.52**

Development:

The erection of a 6 storey building containing offices, showrooms, shops and 44 residential units, with basement car parking at 125, Finchley Road, N.W.3.

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:

See attached sheet.

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

Additional conditions - contd.

See attached sheet.

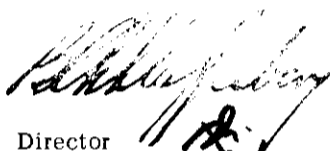
Reasons for the imposition of conditions:

See attached sheet.

Informatives:

See attached sheets.

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.

Address: 125 Finchley Road, N.W.3. (contd.)

Conditions:

1. Further details of elevations, plans, sections and materials, including junctions with adjoining buildings, refacing of any exposed end walls and the separation of the office from the showroom area shall be submitted to and approved by the Council before any work on the site is commenced.
2. Details of landscaping and the treatment of all unbuilt areas, including the definition of public and private areas and the treatment of the residents' roof garden shall be submitted to and approved by the Council before any work on the site is commenced. These details shall show the stairs in public areas to be of shallow gradient.
3. The details submitted shall show all public and private corridors, stairs and access-ways to be reasonably wide and spacious.
4. The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building 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.
5. No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.
6. Not more than 9,500 sq. ft. shall be used for office purposes (Class II).
7. The proposed showrooms shall not be used for purposes other than display in connection with the sale of goods by retail or wholesale, including ancillary storage and administration.
8. The shops shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class I of the Schedule of the Town & Country Planning (Use Classes) Order, 1972.

Reasons:

1. In order that the Council may give consideration to further details of the development.
2. To enable the Council to ensure a reasonable standard of visual amenity and public safety in the scheme.
3. To ensure a high standard of amenity and safety throughout the scheme.
4. 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.
5. To avoid obstruction of the surrounding streets and to safeguard amenities to adjacent premises.
6. To ensure that the provision of offices complies with the Council's office policy.
7. To ensure that the accommodation is used in accordance with the intentions of the proposed scheme and is not used for unauthorised purposes.
8. To prevent the unauthorised use of the shops for any of the purposes specifically excluded from Class I of the Schedule of the said Use Classes Order.

contd.....

Address: 125 Finchley Road, N.W.3. (contd.)

Informatives:-

1. The Director of Works and Surveyor, Old Town Hall, 213 Haverstock Hill, N.W.3. (435 7171) should be consulted regarding the construction of the crossover on the public way and any work to, or under the public highway, including vaults and thresholds. He should also be consulted with reference to additional condition 2.
2. This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) Regulations 1969. Application forms can be obtained from the undersigned. The applicant is invited to discuss shopfront and advertisement policy with the Council's officers at an early stage.
3. It is suggested that the two large stair flights between the principal pedestrian levels be redesigned so as to open out the lower levels to the sky and permit some planting.

Yours faithfully,

Director.