

APT Partnership
Clarendon Works
Clarendon Cross
London W11 4AP

Our Reference: PL/8802288/R6
Case File No: K12/21/A
Tel Inqu: Mike Jordan
Ext: 2611
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 8th August 1989

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: 28th April 1988

Address: Eversholt House, 163-208 Eversholt Street, NW1

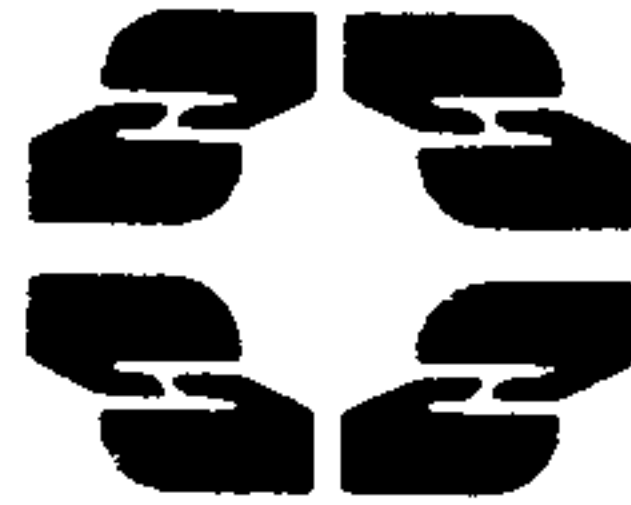
Proposal: Redevelopment of the rear section of Eversholt House, Eversholt Street, NW1 by the erection of a building comprising a basement, ground, first and second floors together with mezzanines at first and second floor levels and the erection of an additional mansarded floor all to be used in connection with the retained parts of the building for B1 purposes, together with a basement car-park reached via a ramp to the rear with access via Barnby Street, as shown in drawings LUM/GEN/012,010D,021B;LUM/N/001F,002F,003F,004C,005A;LUM/C/001E,002G,003F,004F,005E,006E,007D,008B;LUM/S/001F,002G,003F,004E,005E,006F,007E,008B.

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.



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Additional Condition(s):

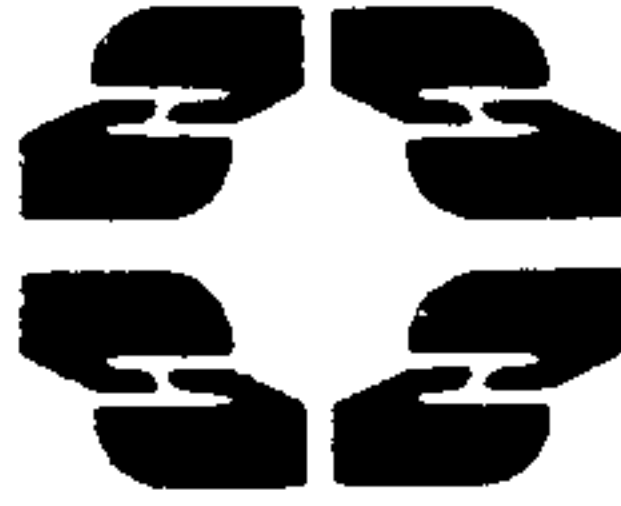
- 01 Revised details of the rear elevation together with details of all facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced. All new windows in the northern flank wall shall be deleted.
- 02 No development shall take place until full details of hard and soft landscaping and means of enclosure of the adjacent surface car-park have been submitted to and approved by the Council.
- 03 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, which ever is the sooner.
- 04 Details of the provision for access for disabled persons in compliance with the provisions of Section 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 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 In order that the Council may give consideration to the details of the proposed development.
- 03 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 04 In order to ensure compliance with the terms of the Act and Regulations.

Informative(s):

- 01 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.
- 02 The Director of Works, Old Town Hall, 213, Haverstock Hill, NW3 (435 7171) should be consulted regarding the construction of the crossover on the public highway and any other work to, or under, the public highway, including vaults and thresholds.
- 03 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 5588 1987 "Access for the Disabled to Buildings".



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- 04 Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Director of Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU, or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 05 Your attention is drawn to the need to consult the Council's Director of Works at Hampstead Town Hall, Haverstock Hill, NW3, Tel 435 7171 regarding arrangements for the disposal of refuse.
- 06 If a revision to the postal address becomes necessary as a result of this development, application should be made to the Director of Planning (Street Naming and Numbering) under Part 2 of the London Building Acts (Amendment) Act 1939.

Yours faithfully

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

Statement of Applicant's Rights Arising from the Grant 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 for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ, 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 70 and 77 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 Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
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.

General Information

This permission is given subject to the limit conditions 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 consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts 1930-39, and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office.

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. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed, to above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building where a direction is in force making the building subject to control under Section 8 of the town and Country Planning (Amendment) Act 1972. **A planning permission does not constitute a Listed Building Consent.**