



P.D.Bevan.
Bondgrove Ltd.,
84 Ladbroke Road,
Holland Park,
London W11 3NU.

Our Reference: PL/8500523/R5
Case File No: L12/9/A
Tel.Inqu: Ian White ext. 2859
Date:

25 MAR 1986

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development on an Outline Application (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.

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 : 20th March 1985

Address : Site comprising: 89-101 Hampstead Road, 2a William Road and 1a Netley Street, NW1.

Proposal : Outline redevelopment to provide one five-storey building, 6 retail shops on the ground floor and 22 residential flats on the upper floors, comprising eight 3-bedroom flats, ten 2-bedroom flats and four 1-bedroom flats and one three-storey building to provide light industrial workshops/offices, including the provision of twenty-three car parking spaces at the rear, as shown on drawing nos.PB/1/1b,2A,3 and 4 and as revised on 27th June, 14th August, 9th and 18th December 1985 and 29th January 1986.

Standard and Other Condition(s):

- 01 The design, external appearance of the building(s), the means of access thereto and the landscaping of the site ("the reserved matters") shall be approved by the Council before work on the site is commenced.
- 02 Application for approval of the reserved matters shall be submitted to the Council within three years from the date of this permission.
- 03 The development must be begun not later than either five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later.
- 04 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the

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- occupiers and users of the residential part of the building.
- 05 The shop(s) shall not be used for any purpose other than a purpose falling within Class I of the Schedule of the Town and Country Planning (Use Classes) Order, 1972, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
 - 06 The whole of the proposed development shall be completed and available for occupation before any part is brought into use.
 - 07 Details of the provision for access and egress to the shops for disabled persons in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.

Reason(s) for Standard and Other Condition(s):

- 01 In order that the Council may give consideration to the details of the proposed development.
- 02 In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.
- 03 In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.
- 04 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.
- 05 To prevent the unauthorised use of the shop(s) for any of the purposes specifically excluded from Class I of the Schedule of the said Use Classes Order.
- 06 In order to ensure that the development is completed and occupied as permitted.
- 07 In order to ensure access to the shops for disabled persons.

Informative(s):

- 01 The whole of the new three-storey building on the site of la Netley Street constitutes one planning unit with with a mixed use for light industrial workshops and offices. Planning permission would be required for a change of use to independant offices or light industrial workshops.

Yours faithfully

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