



This matter is being dealt with by:
Colin Wilson

My reference:
PT/TP3186

Your reference:
RMA/ln/8762/3.3/120499

EPR Architects Limited
21 Douglas Street
London SW1P 4PE

epr
 Planning and Transportation Department
 Project No: 8762
 Westminster City Hall
 Action by: RA/AT
 64 Victoria Street, London SW1E 6QP
 To use: RA/AT
 Acting Director: Peter Rogers
 Tel. No: 0171-641 5944
 Fax No: 0171-641 3124
 Seen by: RH
 Date: 8 JUN 1999
 Copy to:

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has considered the application referred to below and APPROVES the reserved matters which you have submitted following the original planning permission dated 29 January 1999 (Registered No. 987710) for alterations during the course of construction to scheme approved on 7 July 1998 (RN978826) for "extension at fifth and sixth floor levels; and use of extended building as 45 residential flats with car parking in the basement and a Class A3 (food and drink) unit at ground floor level"; alterations to the central lightwell, increase in the number of flats to 51, additional Class A3 (food and drink) floorspace in basement, and revised extension design and materials etc.

SCHEDULE

Application Date: 12.4.99

Date Received: 15.4.99

Registered No: 992823

Plan Nos: 8762/TP/20, 21, 22, 23, 24, 25, 26, 31, 32, 27, 28, 29; Terracotta cladding panel colour Ref: M201-0, brushed stainless steel; syntha pulvin XDMC 002.

Address: 8-18 Wild Street, WC2

Proposal: Details of - Means of access and egress for people with disabilities. - Typical bay of roof extension. - Typical railing/balustrade at roof level. - Sample of facing material.

Pursuant to Condition Nos. 8, 12(i) and (ii), 13 (part).

Yours faithfully

06

ACTING DIRECTOR OF ENVIRONMENT AND PLANNING

p338/11-cwn/1
15/06/99

Informatives:

1. You should contact the City Council's Environmental Health Division concerning the registration of any food business and to ensure that all ventilation and other plant will meet approved standards of construction. You are reminded of the City Council's powers under environmental health legislation to serve notices should noise, odour or other types of nuisance occur. (IN6)
2. You should consult with the City Council's Environmental Health Division to ensure that all requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990 are satisfied. (IN7)
3. You should consult the Divisional Director, Cleansing on 0171 641 1460 regarding the arrangements for refuse storage and collection. (IN8)
4. You are reminded of the need for prior consultation with the Highways Division of the City Council with regard to all works affecting the public highway including new pavement crossovers, associated alterations of threshold levels, alterations to on-street parking arrangements and works affecting pavement vaults. All administrative, design, supervision and implementation costs of such works are to be met by the developer. The City Council will carry out any works affecting the highway. Mr Pillinger on 0171 641 2390 will be able to advise you further on these matters. (IN9)
5. You are advised that any alterations to this proposal that may be required by any other department of the City Council, authority or statutory undertaker and that materially affect the external appearance of the building or result in a material change of use will need to be the subject of a fresh application for planning permission. (IN23)
6. Under the Highways Act 1980 you must obtain a licence from the City Council for the provision of skips, and/or scaffolding on the public highway, and you must comply with the conditions attached thereto. Failure to comply with these requirements may result in prosecution under the above Act. In addition, you may be required to submit a programme of works so that neighbouring occupiers may be kept informed of the likely timing of building activities. For advice on these matters please telephone 0171 641 2560 or 0171 641 2564. (IN35)
7. You are reminded that, by virtue of Section 25 of the Greater London Council (General Powers) Act 1973, as amended in 1983, planning permission is required for the use of residential premises as temporary sleeping accommodation. In order to ensure the residential accommodation is used for permanent residential purposes, it must not be used as sleeping accommodation which is occupied by the same person for less than 90 consecutive nights. The High Court has ruled (in the case of Westminster City Council versus the Secretary of State and Miller Developments Limited) that Section 25 applies equally to new residential accommodation. In addition, Condition No. 1 of this permission prohibits the use of the accommodation for any period for the purposes of a holiday. (IN38)

Informatives: cont/d

8. When carrying out building works you must adopt the best practical means of minimising noise emission and take suitable precautions to prevent nuisance from dust and smoke. You should consult with the Environmental Health Division of the City Council to ensure that all requirements are met before the contracts for demolition and/or construction are drawn up. The main contractor should consult with the Environmental Health Division prior to the commencement of work.

This can be undertaken formally by applying to the following address for prior consent to work on construction sites under Section 61 of the Control of Pollution Act 1974:

24 Hour Noise Team,
Environmental Health Division,
City of Westminster,
Room 98 Council House,
Marylebone Road
LONDON NW1 5PT

(Tel: 0171 641 1166)

Any limitation on the hours of working specified by condition attached to this permission may be extended or varied by the Environmental Health Division of the City Council in the case of particularly noisy operations. Deliveries to and from the site should not take place outside the permitted hours unless written approval is granted by the City Council. (IN50)

9. You should ensure that the street name and/or street number is clearly displayed on the building, as required by Part 2 of the London Building Acts (Amendment) Act 1939. Mr R Gangadeen on 0171 641 7064 will be able to advise you on this matter. (IN54)

10. You are reminded that in all residential conversions each new unit should achieve a standard of sound insulation not less than that laid down in the current Building Regulations Part E and associated approved documents. The Divisional Director (Building Control) will be able to advise further. Telephone 0171 641 7240 for properties north of Oxford Street and 0171 641 7230 for properties south of Oxford Street. (IN58)

11. In the case of a restaurant or similar use, the hours of operation specified by this planning permission should be interpreted to refer to the hours during which customers may be present on the premises. The latest time, therefore, refers to the time by which the final customers should have left the premises.

The hours of operation may be further restricted by the Council's Licensing Sub-Committee should the operation also require a licence. (IN61)

12. Any structure that overhangs the highway will necessitate a separate application to the Highways Division of the City Council for a licence under the Highway Act 1980. Mr Pillinger on 0171 641 2390 will be able to advise you further with regard to this and any associated works to be carried out over the highway. (IN10)

13. You are advised that the consent hereby granted is subject to a legal agreement between the applicant and the City of Westminster concluded within the terms of Section 106 of the Town and Country Planning Act 1990. (IN55)



This matter is being dealt with by :
MISS M WILLIAMS
My reference : TP3186 RN992823

EPR ARCHITECTS LTD
21 DOUGLAS STREET
LONDON
SW1P 4PE

Department of Environment
and Planning

8762 3.3
Westminster City Hall
64 Victoria Street SW1E 6QP

A.T. 25.5.99

Director : P Rogers

Tel no : 0171-641-2977

Fax no : 0171-641-2339

R Date 20/05/1999

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Address : 8-18 WILD STREET WC2

Thank you for your application dated 12/04/1999. I can confirm that it was accompanied by a fee of £ 0.00 and was made valid on 15/04/1999 .

In the course of processing your application the City Council has to carry out a number of statutory consultations and officers may need to discuss certain aspects of your application with you before putting it forward for decision . Although every effort will be made to reach a decision as quickly as possible, this means that it may take longer than the statutory 8 week period to deal with your application.

If you wish to check the progress of your application please contact the officer named at the top of this letter on the telephone number given above. It would help us if you would quote the reference numbers shown at the top of this letter if you write to or telephone us. Please note that voicemail is now in operation in the Division to facilitate easier access to planning officers. However if you are still unable to contact an officer and have an urgent message or query you can telephone one of the following numbers which are open all the time :

For addresses in W2,W9,W10,W11,NW1,NW8,NW6 - 0171-641-2017
For addresses in W1 - 0171-641-2514
For addresses in SW1,SW7,WC2,EC4 - 0171-641-2681

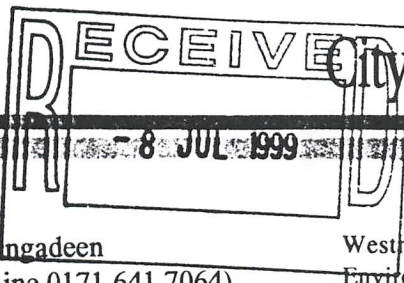
If you have not received a decision from the council by 10/06/1999 you may, by written agreement, extend the period within which the decision is to be made. Alternatively you may appeal to the Secretary of State for the Environment in accordance with the above Act(s). If you choose to do this your appeal must be lodged with the Secretary of State within 6 months of the aforementioned date. The appeal must be made on a form which is obtainable from :

The Planning Inspectorate, Department of the Environment Transport and the Regions,
Tollgate House, Houlton Street, Bristol BS2 9DJ (Tel:01179-878000).

This form should be returned to the Planning Inspectorate and a copy should also be sent to Westminster City Council at the address at the top of this letter. If you decide to appeal, the Secretary of State takes over responsibility for determining your application .

Yours faithfully,

P Rogers
ACTING DIRECTOR OF ENVIRONMENT AND PLANNING



City of Westminster

This matter is being dealt with by: **Mr Ray Gangadeen**
(Direct Line 0171 641 7064)

Westminsters District Surveyors' Service
Environment and Planning Department
Westminster City Hall, 6th floor
64 Victoria Street, London SW1E 6QP

My reference:
DE&P/BC/RJG/SN.4183

Your reference:
PLF0494 806 9.5

Director of Resources and
Acting Director of Environment and
Planning:
P. Rogers C.P.F.A. M.I.P.D.

Ms Penny Hall,
Taylor Woodrow Capital Developments Ltd,
International House,
1 St Katherine's Way,
London, E1 9TW

Tel. No: 0171-641 7230/7240
Fax No: 0171-641 7115/7116
Date 6 July 1999

Dear Ms Hall,

**LONDON BUILDING ACTS (AMENDMENT) ACT 1939 – PART II:
(RENUMBERING OF BUILDING)
8 WILD STREET, LONDON, WC2**

I refer to your application for the formal renumbering of the residential building on the above site, as outlined on your application form which I received in my office on 9 June 1999. The City Council's formal decision is given herein.

The Council has now carried out the necessary consultations on the renumbering proposal for the residential building on the above site and I am pleased to advise you that there were no objections. Therefore, the Westminster City Council has made an Order in accordance with Section 11 of the London Building Acts (Amendment) Act 1939 – Part II. The effect of which, is that, for the purpose of distinguishing it, the residential building known as 8 Wild Street, WC2 in the City of Westminster, shall be known and described as, **10 Wild Street, WC2**.

I take this opportunity of enclosing herewith a copy of the City Council's Statutory Order dated 6 July 1999 which gives effect to that decision and for your file records. The street number should now be exhibited and kept displayed at the building's main entrance in accordance with the Council's Regulations, a copy of which I have enclosed for your information. Would you please complete the attached form (BC29c) and return it to my office within the course of the next fourteen days.

Please note, this Council informs the public and emergency services of the contents of the statutory order. For your information, Postcodes are issued by the London Postcode Manager (Mr Peter Cox) Royal Mail London NW, Address Management Records Centre, 5 Almeida Street, London, N1 1Ax, and application should be made to him in writing enclosing a copy of the order for the respective postcode.

Yours sincerely

ACTING DIRECTOR OF PLANNING & TRANSPORTATION



CITY OF WESTMINSTER

LONDON GOVERNMENT ACT 1963 - SECTION 43

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 - PART II

NAMING AND NUMBERING OF BUILDINGS

The **CITY OF WESTMINSTER** in pursuance of the provisions of Section II of the London Building Acts (Amendment) Act 1939 **HEREBY ORDERS THAT**, for the purpose of distinguishing it, the residential building known as 8 Wild Street, WC2

in the City of Westminster

shall be known and described as

10 Wild Street.

and that any existing number that differs therefrom shall be abolished.

Dated this **Sixth** day of **July 1999**

**Signed by
the
in the
of
and authorised**

**PETER ROGERS
ACTING DIRECTOR OF PLANNING & TRANSPORTATION
PLANNING & TRANSPORTATION DEPARTMENT
THE COUNCIL
BY WESTMINSTER CITY COUNCIL TO SIGN
THIS DOCUMENT**

reference

DPE/BC/RG/SN.4183A





NOTICE to the owner of the residential building known as 8 Wild Street, London, WC2

Whereas the City of Westminster (hereinafter referred to as "the Council") have, in pursuance of Part II of the London Building Acts (Amendment) Act 1939, issued an Order that the building(s) aforesaid shall be known and described as :-

10 Wild Street.

NOW THEREFORE TAKE NOTICE that you are hereby required by the Council within two weeks of the date of this Notice (1) to paint or fix on some conspicuous part of the building the description detailed above and to renew the names/numbers as often they shall become obliterated or defaced and (2) to remove within the same period any names/numbers marked on the said building which differs from those specified in the aforesaid Order.

AND THEREFORE TAKE NOTICE that in the event of your neglecting or refusing to comply with this Notice within the time mentioned, the Council will cause the description to be marked and any other names/numbers removed aforesaid and will proceed against you for the recovery of the expenses incurred by them in doing so.

Dated this **Sixth** day of **July 1999**

**Signed by
the
in the
of
and authorised by**

21
PETER ROGERS
ACTING DIRECTOR OF PLANNING & TRANSPORTATION
PLANNING & TRANSPORTATION DEPARTMENT
THE COUNCIL
WESTMINSTER CITY COUNCIL TO SIGN THIS
DOCUMENT

6th floor,
Westminster City Hall,
64 Victoria Street,
London, SW1E 6QP





This matter is being dealt with by:
B J Hodges/C Wilson

Environment and Planning Department

My reference:
EP/TP3186

Your reference:
JWP/jb/PD5560

Westminster City Hall
64 Victoria Street, London SW1E 6QP

Acting Director: Peter Rogers

Montagu Evans
Premier House
44-48 Dover Street
London
W1X 4JX

Tel. No: 0171-641 5938
Fax No: 0171-641 3124

Date: 29 January 1999

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT (CONDITIONAL)**

The City Council has considered your application and permits the development referred to subject to the conditions set out and in accordance with the plans submitted. Unless any other period is stated in the Schedule this permission, by virtue of Section 91(1) of the Town and Country Planning Act 1990 is subject to a condition that the development shall be commenced within 5 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

SCHEDULE

Application Date: 8.9.98

Date Received: 15.9.98

Date Amended: 16.12.98

Registered No: 987710

Plan Nos: 8762/TP/00A, 01B, 02A, 03A, 04A, 05A, 06A, 07B, 08B, 09B, 10B, 11A, 12A, 13A, 14A, 15A, 16A, 20A, 21A, 22A, 23A and 24A.

Address: 8-18 Wild Street, WC2

Proposal: Alterations during the course of construction to scheme approved on 7 July 1998 (RN978826) for "extension at fifth and sixth floor levels; and use of extended building as 45 residential flats with car parking in the basement, and a Class A3 (food and drink) unit at ground floor level"; alterations to the central lightwell, increase in the number of flats to 51, additional Class A3 (food and drink) floorspace in basement, and revised extension design and materials etc.

See next page for conditions/reasons.

Yours faithfully


ACTING DIRECTOR OF ENVIRONMENT AND PLANNING

9-bho

Conditions:

1. The residential premises the subject of this permission shall not be occupied for the purposes of a holiday where the right of occupation is created by a tenancy or some other form of contract. C8
2. The building works required to implement this development that are audible at the site boundary shall only be carried out between the hours of:-

8.00 a.m. to 6.00 p.m. Monday to Friday
8.00 a.m. to 1.00 p.m. on Saturday

and not at all on Sundays and Bank Holidays.

Noisy operations shall not take place outside these hours unless the City Council has agreed that there are exceptional circumstances, for example to meet police traffic restrictions, in an emergency or in the interests of public safety. C11

3. The Class A3 food and drink use hereby permitted on the basement and ground floors shall not be carried out except between the hours of 08.00 and 23.00.
4. The plant and any associated equipment hereby approved shall be so constructed to ensure that the noise generated will not increase the background noise level (LA90, 15 mins) as measured 1 metre from the nearest window of the nearest affected property by more than 2dB(A). The new plant shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent buildings. C13(a)
5. Details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, appearance and finish shall be submitted to and approved by the City Council as Local Planning Authority before the Class A3 (food and drink) use hereby permitted on the basement and ground floor commences. (See informative 14).
6. The refuse store(s) shown on approved drawing No. 8762/TP/02A shall be provided prior to the occupation of the development and thereafter shall be made permanently available for the occupiers of the building. C14(d)
7. With regard to the Class A3 food and drink use hereby permitted on the basement and ground floors, provision shall be made for the storage of refuse in accordance with details to be submitted to and approved by the City Council as local planning authority prior to the commencement of the development. Such provision shall be made prior to the occupation of the building and shall thereafter be made permanently available for the occupiers of the building. C14(c)
8. Detailed drawings of the means of access and egress for people with disabilities to all parts of the development hereby approved, including full details of threshold levels, shall be submitted to and approved by the City Council as local planning authority before any work is commenced on the development. The submission shall include, as appropriate, elevations, plans and cross-sections of the building at a scale of 1:50 and of all doors and handrails at a scale of 1:20.

Provision in accordance with the details thus approved shall be made prior to the occupation of the development and shall thereafter be permanently retained to the satisfaction of the City Council as local planning authority. C20(b)

9. A copy in full of the planning permission hereby granted, with all conditions attached, shall be displayed in a prominent position at ground floor level outside the building for the full duration of the works on site. The display shall highlight to the satisfaction of the City Council any condition that restricts the hours during which building works to implement this development may be carried out. C21(k)

10. The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the accommodation of vehicles of the occupiers of residential accommodation in this development. C22(b)

11. All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved, or as required by any condition(s) attached to this permission. C26(a)

12. Detailed drawings at scales of 1:20 and 1:5 of the following part(s) of the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on the relevant part of the development:-

- i) ✓ Typical bay roof extension annotated to show materials.
- ii) ✓ Typical railing/balustrade at roof level.
- iii) All new windows and external doors, including new entrance door and canopy, fire exits, service bay doors and basement car park doors.
- iv) Rooftop lift motor room enclosure annotated to show materials.

This part of the development shall not be carried out otherwise than in accordance with the details thus approved. C26(d)

13. ✓ Samples and full particulars of the facing materials including glazing to be used in the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on site.

The development shall not be carried out otherwise than in accordance with the details thus approved. C26(b)

14. No flues, ductwork, soil stacks, soil vent pipes, or any other pipework, other than rainwater pipes, shall be fixed to the elevations of the building other than those shown on the drawings hereby approved. C26(k)

15. No structures such as canopies, fences, loggias, trellises and satellite or radio antennae shall be placed on the roof terrace hereby approved. C26(n)

16. No mechanical plant, ductwork, tanks, satellite or radio antennae or other structures shall be located on the roof other than those shown on the drawings hereby approved. C26(p)
17. The basement car park shall be retained permanently and shall not be used other than for the accommodation of vehicles of the occupiers of the residential accommodation hereby approved.
18. No doors or gates shall be hung so as to open over or across the public highway, except the emergency escape doors shown on drawing 8762/TP/02A. These escape doors shall be used in the case of emergencies only, and at no other time.
19. Servicing of the Class A3 (food and drink) unit at basement and ground floor level shall not take place except between the hours of 10.00 and 16.00.
20. Details of a signal control system for regulating use of the basement car park ramp, designed in particular to minimise the number of times vehicles have to wait on Wild Street to gain entry to the car park, shall be submitted to and approved by the City Council as local planning authority prior to the commencement of the development.

The system so approved shall be installed and fully operational before any of the residential flats are occupied; and the system shall be permanently maintained to the satisfaction of the City Council.

Reasons:

1. To ensure the proposal provides permanent domestic residential accommodation in accordance with policies set out in Chapter 3 of the City of Westminster Unitary Development Plan adopted July 1997. R8
2. To safeguard the amenity of the occupiers of neighbouring residential properties. R11
3. To ensure compliance with the City Council's policies as set out in SS13 of the City of Westminster Unitary Development Plan adopted July 1997 which seek to safeguard the amenity of adjoining residents and protect the general environment. R12(ii)
- 4-5. To safeguard the amenity of the occupiers of adjoining residential properties and the area generally by preventing noise and vibration nuisance. R13(i)
- 6-7. In compliance with the City Council's policy as set out in SC15 of the City of Westminster Unitary Development Plan adopted July 1997 which seeks to protect amenity and ensure adequate provision for the storage of refuse. R14(iv)
8. To ensure that reasonable access/egress for people with disabilities is provided and retained in accordance with the City Council's policies as set out in H9, SC3(A) and SC4 of the City of Westminster Unitary Development Plan adopted July 1997, and to ensure such provision is made in a manner that does not detract from the external appearance of the building. R20(ii)
9. To ensure neighbouring occupiers are fully aware of the conditions imposed and to help safeguard their amenity and safety. R21(vii)

10&17. To ensure the provision and permanent retention of car parking spaces for the occupiers of the residential part of the development in accordance with TRANS25 and SC11 of the City of Westminster Unitary Development Plan adopted July 1997. R22(ii)

11-13. To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. R26(ii)

14-16. Because it is considered that these would detract from the appearance of the building. R26(v)

18. In the interests of public safety and to prevent obstruction to the public highway. R24(i)

19. To avoid obstruction of the surrounding streets, and to safeguard the amenity of adjoining and local residents in accordance with the policies of the City Council as set out in policy SS13 of the City of Westminster Unitary Development Plan adopted July 1997.

20. To avoid obstruction of the surrounding streets.

Informatives:

1. You should contact the City Council's Environmental Health Division concerning the registration of any food business and to ensure that all ventilation and other plant will meet approved standards of construction. You are reminded of the City Council's powers under environmental health legislation to serve notices should noise, odour or other types of nuisance occur. (IN6)

2. You should consult with the City Council's Environmental Health Division to ensure that all requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990 are satisfied. (IN7)

3. You should consult the Divisional Director, Cleansing on 0171 641 1460 regarding the arrangements for refuse storage and collection. (IN8)

4. You are reminded of the need for prior consultation with the City Council's Highways Client Group with regard to all works affecting the public highway including new pavement crossovers, associated alterations of threshold levels, alterations to on-street parking arrangements and works affecting pavement vaults. All administrative, design, supervision and implementation costs of such works are to be met by the developer. The City Council will carry out any works affecting the highway. For further advice on these matters please telephone 0171-641 2642. (IN9)

5. You are advised that any alterations to this proposal that may be required by any other department of the City Council, authority or statutory undertaker and that materially affect the external appearance of the building or result in a material change of use will need to be the subject of a fresh application for planning permission. (IN23)

6. Under the Highways Act 1980 you must obtain a licence from the City Council for the provision of skips, and/or scaffolding on the public highway, and you must comply with the conditions attached thereto. Failure to comply with these requirements may result in prosecution under the above Act. In addition, you may be required to submit a programme of works so that neighbouring occupiers may be kept informed of the likely timing of building activities. For advice on these matters please telephone the Council's Highways Licensing Team on 0171 641 2560. (IN35)

7. You are reminded that, by virtue of Section 25 of the Greater London Council (General Powers) Act 1973, as amended in 1983, planning permission is required for the use of residential premises as temporary sleeping accommodation. In order to ensure the residential accommodation is used for permanent residential purposes, it must not be used as sleeping accommodation which is occupied by the same person for less than 90 consecutive nights. The High Court has ruled (in the case of Westminster City Council versus the Secretary of State and Miller Developments Limited) that Section 25 applies equally to new residential accommodation. In addition, Condition No.1 of this permission prohibits the use of the accommodation for any period for the purposes of a holiday. (IN38)

8. When carrying out building works you must adopt the best practical means of minimising noise emission and take suitable precautions to prevent nuisance from dust and smoke. You should consult with the Environmental Health Division of the City Council to ensure that all requirements are met before the contracts for demolition and/or construction are drawn up. The main contractor should consult with the Environmental Health Division prior to the commencement of work.

This can be undertaken formally by applying to the following address for prior consent to work on construction sites under Section 6.1 of the Control of Pollution Act 1974:

24 Hour Noise Team,
Environmental Health Division,
City of Westminster,
Room 98 Council House,
Marylebone Road
LONDON NW1 5PT (Tel: 0171 641 1166)

Any limitation on the hours of working specified by condition attached to this permission may be extended or varied by the Environmental Health Division of the City Council in the case of particularly noisy operations. Deliveries to and from the site should not take place outside the permitted hours unless written approval is granted by the City Council. (IN50)

9. You should ensure that the street name and/or street number is clearly displayed on the building, as required by Part 2 of the London Building Acts (Amendment) Act 1939. Mr R Gangadeen on 0171 641 7064 will be able to advise you on this matter. (IN54)

10. You are reminded that in all residential conversions each new unit should achieve a standard of sound insulation not less than that laid down in the current Building Regulations Part E and associated approved documents. The Divisional Director (Building Control) will be able to advise further. Telephone 0171 641 7240 for properties north of Oxford Street and 0171 641 7230 for properties south of Oxford Street. (IN58)

11. In the case of a restaurant or similar use, the hours of operation specified by this planning permission should be interpreted to refer to the hours during which customers may be present on the premises. The latest time, therefore, refers to the time by which the final customers should have left the premises.

Informatives: (continued)

The hours of operation may be further restricted by the Council's Licensing Sub-Committee should the operation also require a licence. (IN61)

12. Any structure that overhangs the highway will necessitate a separate application for a licence under the Highway Act 1980. For further advice on this matter please telephone the City Council's Highways Client Group on 0171-641 2642. (IN10)

13. You are advised that the consent hereby granted is subject to a legal agreement between the applicant and the City of Westminster concluded within the terms of Section 106 of the Town and Country Planning Act 1990. (IN55)

14. If the Council as Local Planning Authority decides to approve the details of the kitchen extract system (Condition 5) it is likely that the hours of operation for the plant will be restricted to between the hours of 08.00 and 23.30 on Monday to Saturday, excluding Bank Holidays and 09.00 to 23.00 on Sundays and Bank Holidays.

15. The layout of some of the proposed flats could be improved, for instance in the case of one-bedroom flats by providing a bathroom accessible from the hallway, rather than the bedroom, and by providing separate kitchens. You are advised to revise the layout in conjunction with Environmental Health Officers who can be contacted on (0171) 641 1094.



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Applicant's Rights and General Information

1. Applicant's Rights (refusals and conditional approvals)

a) Appeals to the Secretary of State

If your application has been **refused** by the City Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Secretary of State for the Environment (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

If you want to appeal, you must do so within **6 months** of the date of the City Council's decision, using a form from the **Planning Inspectorate**, Tollgate House, Houlton Street, Bristol BS2 9DJ Tel: 0117 987 8878 Fax: 0117 987 8443. An extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

You should be aware that the Secretary of State need not consider an appeal if, having regard to statutory requirements and the provisions of any development order and any associated directions, it appears that:

- in the case of a refusal: that permission or consent could not have been granted; and
- in the case of permission or consent being granted subject to conditions, that the proposed development could not have been granted without the conditions imposed.

In practice however, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction.

b) Purchase Notices

In certain circumstances the owner of a property has the right to serve a purchase notice on the City Council or the Secretary of State for the Environment. A notice may be served if, following a refusal or a conditional approval, the owner considers the land cannot be put to a reasonably beneficial use in either its existing state or through development which has or would be permitted.

A purchase notice would require the City Council to purchase the owner's interest in the land in accordance with the relevant provisions of the Acts (Part VI of the Town and Country Planning Act 1990 and Sections 32-37 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

2. Additional information relating to all approvals

a) Other legislative requirements

This decision has been made by the City Council as the local planning authority. You are reminded of the need to comply with other relevant regulations and statutory provisions and respect the rights of other owners/occupiers provided by relevant property legislation.

Highways: If your proposals involve works which affect the public highway you should consult the City Council as Highways Authority. This includes works to, over or below any carriageway, footway or public forecourt. You should contact the Special Operations Manager on Tel: 0171 641 2390 Fax: 0171 641 2640.

Building Control: You are advised to contact the Building Control Division immediately to find out whether your proposals will require consent under the various building acts:

For sites south of Oxford St/Bayswater Rd: Tel: 0171 641 7230 Fax: 0171 641 7116

For sites north of Oxford St/Bayswater Rd: Tel: 0171 641 7240 Fax: 0171 641 7115

Building Regulation forms are also available from One Stop Services, City Hall, 62 Victoria Street, London SW1E 6QP Tel: 0171 641 3095.

Land Drainage: Where major works are involved, Land Drainage Consent may be required under the Land Drainage Act 1976. You are advised to contact the Planning and Liaison Manager, Environment Agency, Wah Kwong House, 10 Albert Embankment, London SE1 7SP Tel: 0181 305 4000 Fax: 0171 582 3625.

b) Provision of access and facilities for disabled people

Designing new buildings and adapting existing buildings to meet the needs of people with disabilities results in a safer and more convenient environment for all. Current legislation and guidance set specific requirements and more will be coming to effect over the next few years. Key documents you should be aware of include:

The Disability Discrimination Act 1995, which aims to prevent discrimination in terms of access to goods, facilities and services (including educational establishments) and employment, amongst other aspects. The Act is coming into effect in stages;

Part M of the Building Regulations, which requires adequate provision to be made for disabled people in new non-domestic buildings and that any alterations should not make the existing provision for people with disabilities worse; and

The City of Westminster Unitary Development Plan, which seeks to provide for people with disabilities in all types of development wherever reasonable and practical. The policies are explained further in the booklet 'Access for All'.

General advice is available from planning and building control officers who can also direct callers to appropriate sources of technical/specialist advice.



This matter is being dealt with by:
Mr B J Hodges/Mr C Wilson

Environment and Planning Department

My reference:
EP/TP3186

Your reference:
JWP/PD5342

Westminster City Hall
64 Victoria Street, London SW1E 6QP

Director: A J Lear

Montagu Evans
44-48 Dover Street
London W1X 4JX

Tel. No: 0171-641 5938
Fax No: 0171-641 3124

Date: 7 July 1998

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT (CONDITIONAL)**

The City Council has considered your application and permits the development referred to subject to the conditions set out and in accordance with the plans submitted. Unless any other period is stated in the Schedule this permission, by virtue of Section 91(1) of the Town and Country Planning Act 1990 is subject to a condition that the development shall be commenced within 5 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

SCHEDULE

Application Date: 3.10.97

Date Received: 6.10.97

Date Amended: 18.5.98

Registered No: 978826

Plan Nos: 97/791/02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12; 527:2D, 2G, 3H, 4H, 5H, 6H, 7F, 8F, 9C, 10A, 11A, 12A, 13A, 14A, 15 and 16; Ventilation drawings: 4405/1B, SK2, SK3 and SK4.

Address: 8-18 Wild Street, WC2

Proposal: Extension at fifth and sixth floor levels; and use of the extended building as 45 residential flats with car parking in the basement, and a Class A3 (food and drink) unit at ground floor level.

See next page for conditions/reasons.

Yours faithfully

DIRECTOR OF ENVIRONMENT AND PLANNING

11-bho

Conditions:

1. The residential premises the subject of this permission shall not be occupied for the purposes of a holiday where the right of occupation is created by a tenancy or some other form of contract. C8

2. The building works required to implement this development that are audible at the site boundary shall only be carried out between the hours of:-

8.00 a.m. to 6.00 p.m. Monday to Friday

8.00 a.m. to 1.00 p.m. on Saturday

and not at all on Sundays and Bank Holidays.

Noisy operations shall not take place outside these hours unless the City Council has agreed that there are exceptional circumstances, for example to meet police traffic restrictions, in an emergency or in the interests of public safety. C11

3. The Class A3 food and drink use hereby permitted on the ground floor shall not be carried on except between the hours of 08.00 and 23.00.

4. The plant and any associated equipment hereby approved shall be so constructed to ensure that the noise generated will not increase the background noise level (LA90, 15 mins) as measured 1 metre from the nearest window of the nearest affected property by more than 2dB(A). The new plant shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent buildings. C13(a)

5. The plant, ductwork and any associated equipment hereby permitted for use in association with the Class A3 food and drink use shall not be operated except between the hours of 08.00 and 23.30 on Monday to Saturday excluding Bank Holidays and 09.00 and 23.00 on Sundays and Bank Holidays.

6. The refuse store(s) shown on approved drawing No. 527:2G shall be provided prior to the occupation of the development and thereafter shall be made permanently available for the occupiers of the building. C14(d)

7. With regard to the Class A3 food and drink use hereby permitted on the ground floor, provision shall be made for the storage of refuse in accordance with details to be submitted to and approved by the City Council as local planning authority prior to the commencement of the development. Such provision shall be made prior to the occupation of the building and shall thereafter be made permanently available for the occupiers of the building. C14(c)

8. The means of access and egress suitable for people with disabilities shown in the drawings hereby approved shall be provided prior to the occupation of the development and permanently retained unless otherwise approved in writing by the City Council as local planning authority. C20(a)

Conditions: cont/d

9. A copy in full of the planning permission hereby granted, with all conditions attached, shall be displayed in a prominent position at ground floor level outside the building for the full duration of the works on site. The display shall highlight to the satisfaction of the City Council any condition that restricts the hours during which building works to implement this development may be carried out. C21(k)

10. The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the accommodation of vehicles of the occupiers of residential accommodation in this development. C22(b)

11. All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved, or as required by any condition(s) attached to this permission. C26(a)

12. Detailed drawings at scales of 1:20 and 1:5 of the following part(s) of the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on the relevant part of the development:-

- i) Typical bay of roof extension annotated to show materials.
- ii) Typical railing/balustrade at roof level.
- iii) All new windows and external doors, including new entrance door and canopy, fire exits, service bay doors and basement car park doors.
- iv) External fire escapes.
- v) Rooftop plant enclosure and lift motor room enclosure annotated to show materials.

This part of the development shall not be carried out otherwise than in accordance with the details thus approved. C26(d)

13. Samples and full particulars of the facing materials including glazing to be used in the development shall be submitted to and approved by the City Council as local planning authority before any work is commenced on site.

The development shall not be carried out otherwise than in accordance with the details thus approved. C26(b)

14. No flues, ductwork, soil stacks, soil vent pipes, or any other pipework, other than rainwater pipes, shall be fixed to the elevations of the building other than those shown on the drawings hereby approved. C26(k)

15. No structures such as canopies, fences, loggias, trellises and satellite or radio antennae shall be placed on the roof terrace hereby approved. C26(n)

Conditions: cont/d

16. No mechanical plant, ductwork, tanks, satellite or radio antennae or other structures shall be located on the roof other than those shown on the drawings hereby approved. C26(p)
17. Detailed drawings showing the method by which the existing structure is to be supported and protected during building works so as to ensure the structural stability and integrity of the elements which are to be retained shall be submitted to and approved by the City Council as local planning authority before any work on site is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved. C28(a)
18. The plant screens shown on drawing 527:9C shall be provided before the plant hereby authorised is brought into use, and shall be maintained in the form shown for as long as the plant remains in place.
19. The basement car park shall be retained permanently and shall not be used other than for the accommodation of vehicles of the occupiers of the residential accommodation hereby approved.
20. No doors or gates shall be hung so as to open over or across the public highway, except the emergency escape doors shown on drawing 527:2G. These escape doors shall be used in the case of emergencies only, and at no other time.
21. Servicing of the Class A3 (food and drink) unit at ground floor level shall not take place except between the hours of 10.00 and 16.00.
22. Details of a signal control system for regulating use of the basement car park ramp, designed in particular to minimise the number of times vehicles have to wait on Wild Street to gain entry to the car park, shall be submitted to and approved by the City Council as local planning authority prior to the commencement of the development.

The system so approved shall be installed and fully operational before any of the residential flats are occupied; and the system shall be permanently maintained to the satisfaction of the City Council

Reasons:

1. To ensure the proposal provides permanent domestic residential accommodation in accordance with policies set out in Chapter 3 of the City of Westminster Unitary Development Plan adopted July 1997. R8
2. To safeguard the amenity of the occupiers of neighbouring residential properties. R11
3. To ensure compliance with the City Council's policies as set out in SS13 of the City of Westminster Unitary Development Plan adopted July 1997 which seek to safeguard the amenity of adjoining residents and protect the general environment. R12(ii)

Reasons: cont/d

4-5. To safeguard the amenity of the occupiers of adjoining residential properties and the area generally by preventing noise and vibration nuisance. R13(i)

6 & 7. In compliance with the City Council's policy as set out in SC15 of the City of Westminster Unitary Development Plan adopted July 1997 which seeks to generally protect amenity and ensure adequate provision for the storage of refuse. R14(iv)

8. To ensure that reasonable access/egress for people with disabilities is provided and retained in accordance with the City Council's policies as set out in H9, SC3(A) and SC4 of the City of Westminster Unitary Development Plan adopted July 1997, and to ensure such provision is made in a manner that does not detract from the external appearance of the building. R20(ii)

9. To ensure neighbouring occupiers are fully aware of the conditions imposed and to help safeguard their amenity and safety. R21(vii)

10 & 19. To ensure the provision and permanent retention of car parking spaces for the occupiers of the residential part of the development in accordance with TRANS25 and SC11 of the City of Westminster Unitary Development Plan adopted July 1997. R22(ii)

11-13 & 18. To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. R26(ii)

14-16. Because it is considered that these would detract from the appearance of the building. R26(v)

17. To ensure the retention of those parts of the building which are to be preserved and to ensure that they are not damaged during building works. R28(i)

20. In the interests of public safety and to prevent obstruction to the public highway. R24(i)

21. To avoid obstruction of the surrounding streets, and to safeguard the amenity of adjoining and local residents in accordance with the policies of the City Council as set out in policy SS13 of the City of Westminster Unitary Development Plan Adopted July 1997.

22. To avoid obstruction of the surrounding streets.



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FACSIMILE TRANSMISSION

To: Catriona Welch
Company: CMS Cameron McKenna
CC: Michael Leighton
From: Penny Cameron
Date: 9 October 2000
No of Pages 2
(Incl. this page):

Message: 145 Drury Lane - Apartment B26

Please find enclosed a copy of the planning consent dated 8 September 1999 for alterations during the course of construction. I trust that this was the one to which you referred, as we have no consent dated 8 September 2000.

The consent relates to a relocation of A3 use from the basement to the ground floor and a swap of the same space for residential storage.

I confirm that all conditions relating to the consent are now complete, with the exception of those relating to the A3 unit, which must be satisfied by the end user.

Yours sincerely

PENNY CAMERON

The information contained in this transmission may be confidential and may also be the subject of legal professional privilege. If you are not the intended recipient, any use, disclosure or copying of this document is unauthorised. If you have received this document in error, please notify us immediately by telephone.

Registered in England No. 2331083
Registered office as above

City of Westminster

Matter is being dealt with by:
Graham Clark

Planning and Transportation Department

Reference:
TP/3186

Your reference:
JWP

Westminster City Hall
64 Victoria Street, London SW1E 6QP

Acting Director: Peter Rogers

Montagu Evans
Premier House
44-48 Dover Street
LONDON W1X 4JX

Tel. No: 0171-641 5942
Fax No: 0171-641 3124

Date: - 8 SEP 1999

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT (CONDITIONAL)

The City Council has considered your application and permits the development referred to subject to the conditions set out and in accordance with the plans submitted. Unless any other period is stated in the Schedule this permission, by virtue of Section 91(1) of the Town and Country Planning Act 1990 is subject to a condition that the development shall be commenced within 5 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

SCHEDULE

Application Date: 5.7.99 Date Received: 8.7.99

Registered No: 995147

Plan Nos: 8762/TP/01B, 02A, SK/43 and SK44.

Address: 8-18 Wild Street, WC2

Proposal: Alterations during the course of construction pursuant to permissions dated 29 January 1999 (RN987710) and 7 July 1998 (RN978826) namely; relocation of ancillary residential accommodation from ground floor to basement and restaurant from basement to ground floor (as shown outlined in blue on drawing No's. TP/01/B and 02/A).

See next page for conditions/reasons.

Yours faithfully



ACTING DIRECTOR OF ENVIRONMENT AND PLANNING

14-grc

P.O. Box 240, Westminster City Hall, 64 Victoria Street, London SW1E 6QP

- 2 -

Wild Street, WC2

EP/TP3186/RN995147

Conditions:

Details of noise insulation measures for the premises, to prevent the transmission of noise and vibration between the approved additional ground floor restaurant space and ground floor residential No. A2 (as shown on drawing No. TP/02/A), shall be submitted to and approved by the City Council as local planning authority before any work is commenced on the development or the use commences.

Provision in accordance with the details thus approved shall be made prior to the commencement of use and shall thereafter be permanently retained to the satisfaction of the City Council as local planning authority. C13(e)

The Class A3 food and drink use hereby permitted on the ground floor shall not be carried out between the hours of 08.00 and 23.00.

The plant and any associated equipment hereby approved shall be so constructed to ensure that noise generated will not increase the background noise level (LA90, 15 mins) as measured 1 metre from the nearest window of the nearest affected property by more than 2dB(A). The new plant shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent buildings. C13(a)

Details of the means of ventilation for the extraction and dispersal of cooking smells including details of its method of construction, appearance and finish shall be submitted to and approved by the City Council as Local Planning Authority before the Class A3 (food and drink) use hereby permitted on the ground floor commences.

With regard to the Class A3 food and drink use hereby permitted on the ground floor, provision shall be made for the storage of refuse in accordance with details to be submitted to and approved by the City Council as local planning authority prior to the commencement of the development. Such provision shall be made prior to the occupation of the building and shall thereafter be made permanently available for the occupiers of the building. C14(c)

Servicing of the Class A3 (food and drink) unit at ground floor level shall not take place except between the hours of 10.00 and 16.00.

The central courtyard garden shall not be used for sitting out by customers or staff of the Class A3 restaurant and no windows or door openings shall be formed in the courtyard elevation of the additional ground floor Class A3 space hereby approved.

Conditions:

To safeguard the amenity of the future occupants of the accommodation hereby approved by preventing noise and vibration nuisance. R13(iv)

.....continued
14-grc