

Change of Use and Alterations at Perseverance Works

There are two separate aspects to changes of use and/or alterations at Perseverance Works

Firstly, Local Authority planning permission is required; our local authority is Hackney and all approvals must be obtained from Hackney before seeking Landlord's consent with PWF Ltd (PWFL).

The second and separate aspect of planning is with PWFL as landlord. The general position of PWFL is that we will not stand in the way of shareholders seeking planning permission, unless there is a feeling that the proposed development is detrimental to either the majority or significant number of the shareholders. (*A decision made by the board of PWFL*) Applicants should factor in sufficient time to allow the full planning procedure to be carried out including furnishing PWFL with the necessary documents.

Shareholders/Leaseholders should take advice from a solicitor or surveyor prior to starting the process of planning concerning liability and responsibility under the terms of the headlease with PWFL.

PWFL will not consider any application for permission until all the relevant local authority paperwork is in order and PWFL has been furnished with copies of the intended plans and permission/s granted documents.

Upon production of all relevant documentation and written permission the applicant will submit to the board of directors the proposed plans both electronically and on paper. The electronic files will appear on our web site and will be available to all for a period of six weeks. This will allow all interested parties to make their view known in writing to the board.

Following the period of viewing applicants plans will be discussed and if necessary voted on at the first available board meeting. Full Board Meetings are held on the second Tuesday of the odd months in the year at 1pm usually at Unit 21j Perseverance Works.

If any aspect of approval is not given, by the local authority including the supply of written documentation then the landlord will treat the application as withdrawn. If the applicant chooses to start building work without full permissions in place this will be in breach of the lease and may lead to legal action and the applicant may be required to remove or make good or reinstate the work deemed unsuitable.

Any shareholder wishing to use common parts of the estate to carry out work e.g. the parking of a skip or the storage and delivery of materials will be required to lodge a works bond of one thousand pounds with PWFL's solicitor which will be repaid either partially or in full upon the inspection by either our facilities manager or PWFL appointed surveyor.

Any additional professional charges will be entirely at the applicant's cost.