

CAMDEN TOWN HALL
 ARGYLE STREET ENTRANCE
 EUSTON ROAD
 LONDON WC1H 8EQ
 TEL 071-278 4444
 FAX 071-860 5713



HEAD OF PLANNING AND TRANSPORT SERVICES RICHARD RAWES - BA (Hons), MICE, CEng., DIP. TE

GL Hearn and Partners,
 175 Borough High Street,
 London, SE1 1XP.

Our Reference: PL/8800483/R3
 Case File No: N13/12/A
 Tel. Inqu:
 Mrs. A.M. Lippitt ext. 2682
 (Please ring after 2.00pm unless
 enquiring about Tree applications.)

(Ref: RMS/371/pmb)

Date: 27 February 1991

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
 Town and Country Planning General Development Order 1988 (as amended)
 Town and Country Planning (Applications) Regulations 1988

Permission for Development on an Outline Application (Conditional)

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations 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 Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 11th October 1988

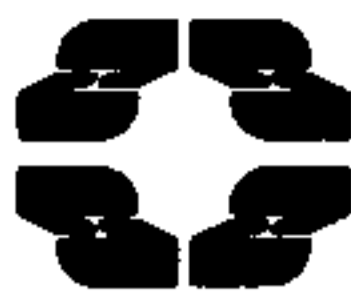
Address : 34-42 Whitfield Street and 10-16 Goodge Street, W1.

Proposal : The erection of a building comprising basement, ground and four upper floors, for use of purposes within Class B1 Use and Class A1 Use of the Schedule of the Town & Country Planning (Use Classes) Order 1987 on the site of 34-42 Whitfield Street. Continued use of the first, second and third floors of 10-16 Goodge Street & 30/32 Whitfield street for office use. Works of alteration to the service yard at the rear of 10-16 Goodge Street, on the land at 34-42 Whitfield Street, as shown on drawing numbers 2646/P2/06G, 07F, 08C, 09B & 10C, and 2646/PE/01-06, revised by letters dated 17th April 1989, 14th June 1989 and 24th August 1989.

Standard and Other Condition(s):

- 01 The siting, design, external appearance of the building and the means of access thereto, landscaping of the site and details of the refuse storage/disposal and air conditioning equipment ("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.

CAMDEN TOWN HALL
 ARGYLE STREET ENTRANCE
 EUSTON ROAD
 LONDON WC1H 8EQ
 TEL: 071-278 4444
 FAX: 071-860 5713



(Cont.)

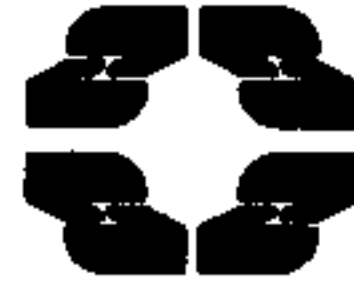
(Our Reference: PL/8800483/R3)
 (Case File No: N13/12/A)

- 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 gross floorspace of the new building including all plant shall not exceed 15,874 sq.ft.
- 05 The whole of the car parking accommodation shall be provided and retained permanently for the parking of vehicles of the occupiers and users of 34-42 Whitfield Street and 10-16 Goodge Street.
- 06 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.
- 07 The service area identified as "Tesco's Exclusive Service Yard" as shown on drawing number P2/07F shall be retained for the exclusive use of the ground floor retail unit.
- 08 The minimum headroom height of the entrance to the loading bay shall not be less than 5.1m.
- 09 The layby adjoining the entrance to the new building at 34-42 Whitfield Street shall not be provided and will need to be omitted from the drawings submitted as part of the submission of the reserved matters.
- 10 Details of the provision for access for disabled persons in compliance with the provisions of Section 4 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) shall not be otherwise than as shall have been approved by the Council before any work on site is commenced. The entrance doors as shown on drawing number P2/07F would not comply with the provisions of this legislation and will need to be amended when the submission is made for the approval of the reserved matters.

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 & 03. In order to comply with the provisions of Section 42 of the Town and Country Planning Act 1971.
- 04 In order to comply with the Council's policy to resist increases in office floorspace.
- 05 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.
- 06 & 07. To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- 08 To comply with Council standards.
- 09 To avoid to obstruction to pedestrians and motorists in Whitfield Street.
- 10 In order to ensure compliance with the terms of the Act and Regulations.

CAMDEN TOWN HALL
 ARGYLE STREET ENTRANCE
 EUSTON ROAD
 LONDON WC1H 8EQ
 TEL 071 278 4444
 FAX 071 860 5713



HEAD OF PLANNING AND TRANSPORT SERVICES RICHARD RAWES BA (Hons), MICE, CEng, DIP TE

(Cont.)

(Our Reference: PL/8800483/R3)
 (Case File No: N13/12/A)

Informative(s):

- 01 The Council's Engineering Services should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over the public highway, including vaults and thresholds. The Section dealing with these matters is located currently at 211 Arlington Road, NW1 (tel: 071 485 4111).
- 02 Your attention is drawn to the requirements of Sections 4, 7, and 8A of the Chronically Sick & Disabled Persons Act 1970 that this development (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".
- 03 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 Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU (tel: 071 388 2484) 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.
- 04 In good time prior to the start of construction (or, if appropriate, demolition) on site the contractor shall discuss and agree with the Council detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 05 Works of construction and ancillary activity should not take place other than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 06 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Planning Transport & Employment Services (Street Naming and Numbering), Camden Town Hall, Euston Road, WC1H 8EQ, (071 860 5613).
- 07 Planning applications shall be submitted for all new plant, both on the existing building at 10-16 Goadge Street and at the new building at 34-42 Whitfield Street. This permission does not authorise consent for the air conditioning units and associated duct work shown on the submitted plans. It would be expected that any plant required for the new building should be provided within the building and not at roof level.

CAMDEN TOWN HALL
 ARGYLE STREET ENTRANCE
 EUSTON ROAD
 LONDON WC1H 8EQ
 TEL: 071 - 278 4444
 FAX: 071 - 860 5713



HEAD OF PLANNING AND TRANSPORT SERVICES RICHARD RAWES - BA (Hons), MICE, CEng., DIP TE

(Cont.)

(Our Reference: PL/8800483/R3)
 (Case File No: N13/12/A)

Yours faithfully,

Jim ~~Richard Rawes~~
 Head of Planning, Transport & Employment Services
 (Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use his power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

CAMDEN TOWN HALL
ARGYLE STREET ENTRANCE
EUSTON ROAD
LONDON WC1H 8EQ
TEL. 071 - 278 4444
FAX 071 - 860 5713



HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP TE

(Cont.)

(Our Reference: PL/8800483/R3)
(Case File No: N13/12/A)

Purchase Notices.

● If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

Further Information

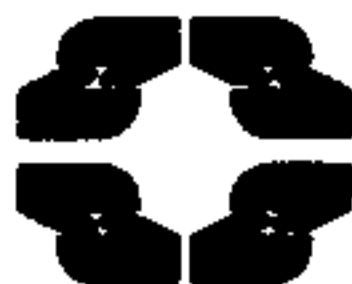
● This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the London Building Acts 1930-39 (as amended), the London Building Act 1984 and the Building Regulations made thereunder, which must be complied with to the satisfaction of the District Surveyor, 141 Euston Road, London NW1 2AU (Tel. 01-387-9988).

PLANNING AND TRANSPORT SERVICES

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

CAMDEN TOWN HALL
ARGYLE STREET ENTRANCE
EUSTON ROAD
LONDON WC1H 8EQ
TEL 071 - 278 4444
FAX 071 - 860 5713



HEAD OF PLANNING AND TRANSPORT SERVICES RICHARD RAWES - BA (Hons), MICE, CEng., DIP TE

(Cont.)

(Our Reference: PL/8800483/R3)
(Case File No: N13/12/A)

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 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.

Applicants are advised to consult the Head of Engineering Services, 141 Euston Road, London NW1 2AU (Tel. 01-388-2484 x 2435) regarding any works proposed to, above, or under any carriageway, footway or forecourt.

A PLANNING APPLICATION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT.