

LONDON COUNTY COUNCIL

HUBERT BENNETT, F.R.I.B.A.

Architect to the Council

TELEPHONE WESTMINSTER 5000

EXTENSION

6992

AR/TP. 53203/C

Your Ref.



ARCHITECT'S DEPARTMENT

THE COUNTY HALL

WESTMINSTER BRIDGE

LONDON, S.E.1

-7 FEB 1963

PERMISSION GRANTED ON AN OUTLINE APPLICATION

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1947 TO 1959

Permission for Development. (Conditional)

The Council, in pursuance of its powers under the above mentioned Acts and under Article 5 (2) of the Town and Country Planning General Development Order 1950, hereby grants permission on an outline application for the development referred to in the undermentioned Schedule subject to the conditions set out therein.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

The permission is given subject also to due compliance with any local Acts, regulations, building by-laws 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 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, in case of doubt, 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 the land or the rights of any persons entitled to the benefit thereof.

SCHEDULE

Date of application:

7 September, 1962

Plans submitted No.

12590 (Applicants Nos. FE/P 120-127)

Development:

The redevelopment of land generally bounded by Tavistock Place, Hunter Street, Brunswick Square, Bernard Street and Herbrand Street (Foundling Estate), Holborn and St. Pancras by the erection of buildings for use as residential accommodation, shops, medical consulting rooms, offices, hotel or hostel, community centre, restaurant with car parking and servicing in the basement, generally as indicated on drawings submitted.

(1) That no part of the development indicated upon the outline drawings shall be carried out otherwise than in exact accordance with detailed plans, sections and elevations, together with particulars of the facing materials to be used, which shall have been submitted to and approved by the Council.

(2) That no work or construction shall be commenced upon the land in respect of any part of the development until the drawings referred to in Condition 1 relating to such part shall have been so approved.

Copy for:

Messrs. C. Harman Hunt & Co.
3 Balfour Place
Mount Street, W.1

DISTRICT SURVEYOR	SFP (2) Hld.	WITH PLAN(S) PLAN REQUESTED
STATUTORY REGISTER	SFP Hld.	M.O.T. ✓
LAND CHARGES	✓	HB ✓
BOROUGH COUNCIL	SFP Hld.	Sol ✓
M.H.L.G.	✓	B Reqs ✓

V A
L E.

Police P.T.O.

Conditions:-

- (3) That all buildings shall be sited behind the lines of widening of abutting highways and to 10 ft. x 10 ft. splays at road intersections and to levels as set out on the site by the Borough Engineer of St. Pancras, and that the land in advance of the buildings shall be made level with the public way and left open and unbuilt upon.
- (4) That the two southernmost and the two northernmost points of traffic access shall be sited so as not to be closer to the road intersections than 40 feet.
- (5) That all vehicular accesses to the basement shall have not less than 12 feet 6 inches clear headroom.
- (6) That the whole of the car parking accommodation shown on the outline drawings shall be provided and retained permanently for the accommodation of vehicles of users and occupiers of the remainder of the development provided that nothing in this condition shall prevent the use of such car parking accommodation or any part thereof by persons or bodies for such periods and at such times as the Council may from time to time approve in writing and that no school of motoring or hiring, distribution, trading in or repairing or servicing of motor vehicles, or any other activity of a like nature shall take place or be carried out from the said car parking accommodation.
- (7) That permanent provision shall be made for the servicing of the development as shown on the outline drawings, and 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.
- (8) That the accommodation shown on the outline drawings to be "consulting rooms" shall not exceed 6,000 square feet in gross floor area, and shall not be used other than for purposes specified in Class XV of the Town and Country Planning (Use Classes) Order, 1950 as amended.
- (9) That the gross floor area to be provided for office purposes on Site 'B', bounded by Herbrand Street, Coram Street, Marchmont Street and Bernard Street shall not exceed 60,000 square feet; that the accommodation shown on the outline drawings for Site 'B' to be "garage/service etc." shall not be used other than for car parking purposes, or for purposes of a Territorial Army Centre, except with the prior approval of the Council.
- (10) That all land not to be occupied by such buildings, roads, or other works or user as may be approved by the Council shall be retained permanently open and unbuilt upon, and that no building shall be erected thereon at any time pursuant to Article 3 and any of the Classes specified in the First Schedule to the Town and Country Planning General Development Order, 1950, as amended.
- (11) That the land referred to in Condition 10 shall be laid out and maintained in accordance with drawings which shall have been previously submitted to and approved by the Council.

Conditions:

(12) That no work of demolition shall be commenced on that part of Phase I on Site 'B' until the site of that part of Phase I on Site 'A' has been cleared of all existing buildings.

Reasons for the imposition of conditions:

(1) and (2) So that the Council may be satisfied as to the design, siting and general effect of the components of the scheme.

(3), (4) and (5) To ensure that adequate provision is made for traffic within and around the site, and that such provision is satisfactory in detail.

(6) and (7) To ensure that sufficient and suitable provision is made and retained for parking of vehicles and servicing of buildings within the site and to avoid congestion of the public highway.

(8) and (9) To avoid over-development of the site and to prevent the introduction of unsuitable alternative uses in the accommodation referred to.

(10) and (11) To ensure that open space provided within the scheme is provided and maintained in a suitable manner.

(12) To ensure that the non-residential development of the site shall not precede the residential in view of the zoning of the area.

I have to inform you that:-

(a) You should consult the Borough Councils of Holborn and St. Pancras in regard to all matters within their purview.

(b) This permission is in outline only and does not absolve you from obtaining all other statutory consents that may be required; and in particular the Council's requirements under the Restriction of Ribbon Development Order, the Petroleum Acts and the London Building Acts should be complied with, and the Council's officers should be consulted in these respects.

(b) In regard to the London Building Acts the Council's consent will be necessary under Part II of the London Building Act, 1930, and sections 20 and 34 of the London Building Acts (Amendment) Act, 1939, and it will be necessary to consider several matters during the detailing of the scheme, such as the provision of ramps additional to steps to enable perambulators to be taken to the shopping streets, the subdivision of the garage and servicing area and the provision of smoke extracts and adequate mechanical ventilation therein; and provision of access for fire appliances and the provision of means of escape in case of fire.

Yours faithfully,

HUBERT
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Architect to the Council
duly authorised by the
Council to sign this
document.