

Raglan Squire & Partners,
16 Regency Street,
London, SW1P 4DE.

Our Reference: PL/8800171/R2
Case File No: L15/32/A
Tel. Inqu:
Mr. D.N. West ext. 2674
Date: 27.07.1990

(Attn. David Boyd)

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

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 : 30th March 1988

Address : The Mount Pleasant Hotel Site, Calthorpe Street, WC1

Proposal : The redevelopment of the site by the erection of a 389 - bedroom hotel,
as shown on drawing numbers P431/18-4 to 24-4, 25-3,
26-4, 27-3 & 28-3, revised by letter dated 26th October
1988 and by compliment slip dated 10th November 1988.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

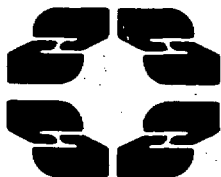
Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 Details of the rear elevations and the facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site commences.
- 02 Full details of the clock tower and method of illumination shall not be otherwise than as shall have been submitted to and approved by the Council before any work on site is commenced.
- 03 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of the vehicles of

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PLANNING AND TRANSPORT
DEPARTMENT
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- the occupiers and users of the remainder of the building.
- 04 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.
 - 05 All levels of private forecourt at the site boundary shall not be otherwise than as shall have been agreed by the Council before any work on site is commenced.
 - 06 The section of footway on the Calthorpe Street frontage between the site boundary and the new building line shall be constructed to the specification of the Council and on completion shall be dedicated as public highway.
 - 07 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
 - 08 Details of access for pedestrians to the main entrance shall be submitted to and approved by the Council before any work on site commences and shall include a ramp whose steepness does not exceed 1 in 12.

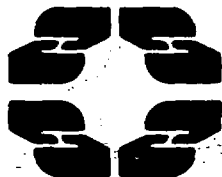
Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 In order that the Council may give consideration to the details of the proposed development.
- 03 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.
- 04 To avoid obstruction of the surrounding streets and to safeguard the amenities to adjacent premises.
- 05 & 06. To ensure that the Council may be satisfied with its requirements as the Highway Authority.

- 07 In order that the Council may give consideration to the details of the proposed development.
- 08 In order that adequate access for people with a disability is provided.

Informative(s):

- 01 Prior to the start of construction 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 appropriate officer is the Director of Works at Hampstead Town Hall, Haverstock Hill, NW3, (Tel. 435 7171). 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.
- 02 Your attention is drawn to the need to consult the Council's Director of Works at Hampstead Town Hall, Haverstock Hill, NW3, Tel 435 7171



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regarding arrangements for the disposal of refuse.

- 03 Your attention is drawn to the requirements of Sections 4, 7, and 8A of the Chronically Sick and Disabled Persons Act 1970 that this building (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".
- 04 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 Director of Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU, 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.
- 05 Works of construction and ancillary activity which would cause disturbance to adjoining residents should not take place otherwise 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.

Yours faithfully

Director of Planning and Transport

JBM (Duly authorised by the Council to sign this document)

Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Tollgate House, Foulton Street, Bristol, BS2 9DJ, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

General Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, 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 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 either this land or any other 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. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest or before any works of demolition are undertaken to a building within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.