

Graham Pratt Architect,
37 Harley Street,
London, W1N 1DB.

Our Reference: PL/8900201/R1
Case File No: L14/28/B
Tel.Inqu:
Simon William-Jones ext. 2674
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date:

1 MAR 1990

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 Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 28th April 1989

Address : 31/33 Argyle Street, WC1.

Proposal : Demolition of existing rear extension and the construction of new rear extension on ground, basement and first floors and a mansard roof extension for hotel use, together with refurbishment of front elevation, as shown on drawings numbered 600.02, 03, 04A, 05, 06D and revised by letter dated 9th January 1990.

Standard Condition:

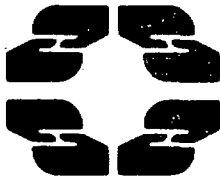
1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

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 Windows on the first floor rear elevation of new extension shall be of obscured glass.
- 02 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.



(Cont.)

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Reason(s) for Additional Condition(s):

- 01 To avoid problems of overlooking to rear of buildings in Argyle Square.
- 02 In order to safeguard the special architectural and historic interest of the building.

Informative(s):

- 01 Your attention is drawn to the conditions on the concurrent listed building consent.

Yours faithfully

JBM

Director of Planning and Transport
(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 36 of the Town and Country Planning Act 1971. 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 this 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.