



London County Council
ARCHITECT'S DEPARTMENT

T.P 9/R

Ref.

No.

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (5)

Telephone :
WATERLOO 5000
Extension 6747
TP.44507/W

CASE No.

Reference No.

REGISTER OF APPLICATIONS

10 NOV 1961

Permission Granted
on an
Outline Application

Date of Council's decision

9 NOV 1961

Particulars of an outline application under the Town and Country Planning Acts, 1947 to 1954, and the Town and Country Planning General Development Order, 1950.

Particulars of any direction under the above-named Acts and Order in respect of this application:
None Issued.

SCHEDULE

Date of application:

Plans submitted:

11 September 1961.

Development: /Regd.

s. 29011 and 13386 (your Scheme E).

The erection of a building of basement, ground and five floors over for use as offices, with ancillary lecture hall at Nos. 347-355 Euston Road and Nos. 45-49 Warren Street, St. Pancras, to form an addition to Pirelli House and the conversion of part of the first floor of Pirelli House, Nos. 343-345 Euston Road, St. Pancras, to form three flats.

(1) The building shall not be erected otherwise than in accordance with detailed plans, sections and elevations, including full particulars of the facing materials proposed, which shall have been approved by the Council before any work on the site is commenced. Such drawings must show compliance with conditions 4, 5 and 10 below.

(2) The car parking accommodation shown upon the drawings shall be provided and retained permanently for the accommodation of vehicles of occupiers and users of the premises only and shall not be used for any other purposes.

Messrs. Douglas and J.D. Wood
1 Old Burlington Street
London
W.1

Certified that this document contains
a true record of a decision of the
Council.

Signed

[Signature]

(G.B.16132) 2/56

(3) 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 including Pirelli House, Nos. 343-345 Euston Road.

(4) The cross-over to the car reception area shall be increased in width to 16 feet and the car reception area shall be redesigned so as to provide adequate reservoir space for at least three cars waiting to enter the car lift together with a clear passage for cars leaving the lift.

(5) No part of the building, other than the lift motor and tank rooms, not exceeding 10 feet in height, shall project above the fifth floor roof level, the parapet of which shall align with that of Pirelli House, Nos. 343-345 Euston Road.

(6) The basement maintenance bay shall be used only for routine maintenance of the vehicles owned by the company occupying the building and for no other purpose.

(7) The conversion of the first floor of Nos. 343-345 Euston Road to three flats and their availability for residential occupation shall occur before any works on the site for the erection of the office extension are commenced.

(8) The line of widening to Euston Road, and levels, shall be agreed on the site with the Council's Chief Engineer before any work in connection with the erection of the proposed building is commenced.

(9) The lecture hall and foyer shown on the plans submitted shall not be used for any other purpose, including uses within Class II of the Town and Country Planning (Use Classes) Order, 1950.

(10) The plans submitted in accordance with condition (1) shall not show more than 20,500 square feet to be used for office purposes.

Reasons: (1) In order that the Council may be satisfied as to the details of the proposal.

(2) To ensure the permanent retention of the garage space for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of adjacent premises.

(3) To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.

(4) To give adequate width for two cars to enter the car reception area.

(5) To maintain an even roof line to the Euston Road frontage.

(6) In order that the Council may retain control over any subsequent change to an industrial use which may not be suitable to the area or consistent with the Council's industrial policy.

(7) To ensure that the existing residential accommodation is replaced on redevelopment in conformity with the Council's policy in that respect.

(8) In order to ensure the building conforms to the Council's improvement line to this road.

(9) and (10) In order to ensure that the office space on this site is not increased in a manner contrary to the Council's policy to restrict employment as a measure to combat congestion in central London.

I have to inform you that:-

(i) The London Building Acts, 1930 to 1939, and the By-laws in force thereunder must be complied with to the satisfaction of the District Surveyor, and in this connection your attention is drawn to Section 22 of the London Building Act, 1930, as regards the general line of building in Euston Road and to By-law 11.03 of the London Building (Constructional) By-laws, 1952, as regards the kitchens in the first storey. Such kitchens should be rearranged to the District Surveyor's satisfaction as regards lighting and ventilation. If an application is submitted for a modification of By-law 11.03 in respect of such kitchens, the Council is not likely to grant any modification of the By-law.

An application will be necessary under Section 34 of the London Building Acts (Amendment) Act, 1939, as regards means of escape, and you are advised to consult the Council's officers in Room 455 North Block before submitting such application. An appointment may be made by telephoning WATERloo 5000, Extension 7929

(ii) St. Pancras Borough Council should be consulted regarding the construction of the cross-over on the public way.

(iii) Your attention is invited to the provisions of the Restriction of Ribbon Development (Provision of Means of Entrance and Egress to Buildings) London Order, 1936, which applies to the proposed building and to the fact that this permission is given without prejudice to any requirements that may be made thereunder.

(iv) That at least four weeks notice in writing should be given to the Council's Chief Engineer, requesting him to set out the line of widening as required by condition (8) of the above permission.

(v) That you are invited to consult with the Council's officers before submitting elevational details under condition (1) of the above permission.

Yours faithfully,

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