

HUBERT BENNETT, F.R.I.B.A.
Architect to the Council

TELEPHONE WATERLOO 5000

EXTENSION 6366

Ref. AR/ TP.82426/NE

Your Ref. TAB/MAJ

ARCHITECT'S DEPARTMENT

THE COUNTY HALL

LONDON, S.E.1

51 OCT 1964

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1962

Permission for Development. (Conditional)

The Council, in pursuance of its powers under the above mentioned Act and the Town and Country Planning General Development Order, 1963, 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 in so far as may otherwise be required by the said conditions.

SCHEDULE

Date of application: 12 June 1964

Plans submitted No.: Your Plans Nos. as shown in schedule

Development:

The erection of buildings forming part of a comprehensive redevelopment of the area generally bounded by Osnaburgh Street, Euston Road, Hampstead Road, Drummond Street, Longford Street and Stanhope Street, St. Pancras, as set out in the schedule below:-

~~Conditions:~~

(1) The erection of a building comprising basement, ground and five upper floors for use as a garage in the basement, shops on the ground floor and showrooms on the upper floors (Block 'F') as shown on Plan Registered No. 16806 (Your drawings Nos. F/16-22 inc. X/55, X/1041 previously submitted).

(2) The erection of a building comprising basement, ground and five upper floors for use as garage in the basement, shops and showrooms on the ground and first floors and offices on the upper floors (Block 'G') as shown on Plans Registered No. 15972 (Your drawings Nos. G51, 52 53) and 15963 (Your drawings Nos. G232, 233, 234).

(3) The erection of a building comprising basement, ground and sixteen upper floors for use as garage in the basement, shops and showrooms on the ground and first floors, offices on the second to fifteenth floors and a residential flat on the sixteenth floor (Block 'H') as shown on Plans Registered No. 16057 (Your drawings Nos. H47, 48, 50, 51, 52) and 16051 (Your drawings Nos. H49, 50, 52, 53).

(4) The erection of a building comprising basement, ground five and part six upper floors for use as garage in the basement, shop and showrooms on the ground and first floors and offices on the four upper floors (Block 'I') as shown on Plan Registered No 15979 (Your drawings Nos. 1.63, 64, 65).

Messrs. Lewis Solomon Kaye and
Partners
Thavies Inn House
5 Holborn Circus
London
E.C.1

Development (Contd.)

→ (5) The laying-out of the road to the west of Block 'M' as shown on Plan Registered No. 21060 (Your drawings Nos. M44, 45, X93).

→ (6) The erection and retention for a limited period of a temporary ramp to the basement car park on a site to the west of Block 'M' as shown on Plan Registered No. 21060 (Your drawings Nos. M44, 45, X93).

Conditions:

(1) The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the accommodation of vehicles of the occupiers and users of the buildings 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.

(2) No school of motoring or hiring, distribution, trading in or repairing of vehicles or any other activity of a like nature shall take place or be carried on from the said car parking accommodation.

(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 site.

(4) The limited period for the retention of the temporary ramp shall be until 31 July 1967 on or before the expiration of which period it shall be removed.

(5) That samples of the facing materials to be used on Block 'F' shall be submitted and the Council's approval obtained thereto before any work on the site is commenced.

Reasons for the imposition of Conditions:

(1) and (2) To ensure the permanent retention of the space for parking purposes and to ensure that the use of the buildings does not add to traffic congestion.

(3) To avoid obstruction of the surrounding streets and to safeguard the amenities of the area generally.

(4) As the ramp is a temporary measure until the permanent ramp to the basement is constructed in a later phase of the Euston Centre development.

(5) To ensure that the Council may be satisfied as to the external appearance of the building.

Further Information

In order to comply with the provisions of the London Building Acts and the By-laws in force thereunder, with regard to the erection of Blocks F, G, H, I and the temporary ramp your attention is drawn to Sections 20 and 34 of the London Building Acts (Amendment) Act, 1939.

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. Any application which may have been made under those Acts will form the subject of a separate communication.

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 County Council) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

Yours faithfully,

HUBERT BENNETT

PER. _____

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

**Statement of Applicant's rights arising from the refusal of planning
permission or from the grant of permission subject to conditions**

(1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 17, 18 and 19 of the Act and of the Development Order and to any directions given under the order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government 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 London County Council or, in the case of land in the City of London, on the Common Council of that City a purchase notice requiring that council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.