

Rolfe Judd Group Practice,  
Old Church Court,  
Claylands Road, The Oval,  
London, SW8 1NZ.

(Ref: SCB/ACP/1484/C)

Our Reference: PL/8800104/R2  
Case File No: N14/23/L  
Tel. Inq:  
Mrs. A.M. Lippitt ext. 2682  
Date:

19 AUG 1988

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 : 1st March 1988

Address : 133-136 High Holborn/1-3 Bloomsbury Court, 14-20 Barter Street and Monarch Yard, WC1.

Proposal : The redevelopment of 133-136 High Holborn/1-3 Bloomsbury Court and 14 Barter Street, by the erection of a part 4, part 6 storey building for use as offices (Class B1 of the Town and Country Planning (Use Classes) Order 1987), (Class A2) and 10 residential flats with car parking for 7 cars and the refurbishment of 16, 18 & 20 Barter Street for retail (Class A1) on the basement and ground floors and a total of 3 x 2 bedroom maisonettes on the upper floors, as shown on drawing numbers A1/1484/45A, 46A, 50 & 60-67, revised by letters dated 26th May 1988, 27th July 1988 and 4th August 1988.

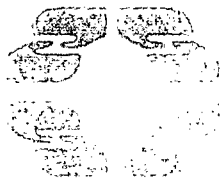
#### Standard Condition:

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):



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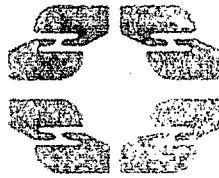
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- 01 Full details of the elevations, including fenestration detailing, and facing materials to be used on the buildings shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced (with the exception of 16, 18 & 20 Barter Street).
- 02 The whole of the car parking accommodation shown on drawing number A1/1484/61 shall be provided and retained permanently for the parking of vehicles of the occupiers of the residential accommodation hereby approved.
- 03 No development shall take place until full details of hard and soft landscaping have been submitted to and approved by the Council.
- 04 The whole of the proposed development, 133-136 High Holborn and 1-3 Bloomsbury Court and 14 Barter Street, shall be completed and available for occupation before any part is brought into use.
- 05 Details of the provision for access for disabled persons in compliance with the provisions of S.4 of the Chronically Sick and Disabled Persons Act 1970, and the 1985 Building Regulations (as amended by Part M of The Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.
- 06 Full details of the ground floor frontages on High Holborn and Bloomsbury Court shall be submitted to and approved by the Council before any work takes place on this part of the development.
- 07 The developer shall afford access at all reasonable times to any archaeologist nominated by the Council, and historians of the Historic Buildings and Monuments Commission, and shall allow her/him to observe the excavations and record items of interest and finds.
- 08 The ground floor area fronting Bloomsbury Court and High Holborn identified as "retail" on drawing number A1/1484/61 shall not be used for any purpose other than the following:-
  - (i) A purpose falling within Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or
  - (ii) shall be used only for the purpose of a branch of the Trustees Savings Bank and for no other purpose (including any other purpose within Class A2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987. A window display should be maintained at all times on the High Holborn frontage.
- 09 The shop units on the basement and ground floors of 16, 18 & 20 Barter Street shall not be used for any other purpose other than a purpose falling within Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 To ensure the permanent retention of the accommodation for residential



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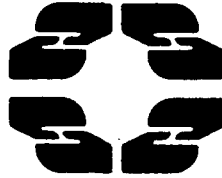
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parking purposes and to ensure that the use of the building does not add to traffic congestion.

- 03 To ensure that the Council may be satisfied with this aspect of the proposal and to ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 04 In order to ensure that the development is completed and occupied as permitted.
- 05 In order to ensure compliance with the terms of the Act and Regulations.
- 06 To ensure that the Council may be satisfied with the external appearance of the building.
- 07 To ensure that there is an opportunity to investigate this site which is considered to be of archaeological interest and historic interest.
- 08 To prevent the unauthorised use of the shops for any of the purposes specifically excluded from Class A1 of the Schedule of the said Use Classes Order. In granting permission for the alternative use for a branch of the Trustees Savings Bank the Council has had regard to the special circumstances of the case that is to provide accommodation for a specific business in adjoining premises.

Informative(s):

- 01 Your attention is drawn to the requirements of Section 4, 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 that this building (for employment use or which the public will be admitted) should be made accessible to disabled people wherever people practical. Guidance is provided in British Standard Institution Code of Practice B5/SS/88 14/12/87 "Access for Disabled to Buildings".
- 02 There is a statutory requirement to provide sanitary conveniences for disabled persons in compliance with the provisions of Section 4 for the Chronically Sick and Disabled Act 1970 and the 1985 Building Regulations (as amended by part 5 of the Buildings (Disabled People) Regulations 1987). You are advised to consult the District Surveyor in respect of compliance with this requirement.
- 03 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 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.
- 04 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.
- 05 Prior to the start of construction on site the contractor shall discuss



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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.

- 06 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 regarding arrangements for the disposal of refuse.
- 07 If a revision to the postal address becomes necessary as a result of this development, application should be made to the Director of Planning (Street Naming and Numbering) under Part 2 of the London Building Acts (Amendment) Act 1939.
- 08 The Director of Works, Old Town Hall, 213 Haverstock Hill, NW3 (435 7171) should be consulted regarding the construction of the crossover on the public way and any work to, or under, the public highway, including vaults and thresholds.
- 09 An order must be obtained from the Department of Transport for the stopping up of the public highway (Monarch Yard) before it is incorporated in the site or any works done on it.

Yours faithfully

Director of Planning and Transport

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