

# LONDON COUNTY COUNCIL

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T.P.6a

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Architect to the Council

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Our Ref. AR/TP 17586/S.R.51/7910

Your Ref. /MSE/T



ARCHITECT'S DEPARTMENT  
THE COUNTY HALL  
WESTMINSTER BRIDGE  
LONDON, S.E.1

29th December, 1951

Dear Sirs,

## TOWN AND COUNTRY PLANNING ACT, 1947

### 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, 1950, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted.

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.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants applying to the land or the rights of any person entitled to the benefits thereof.

### SCHEDULE

Date of application: 31st October and 17th December, 1951.

Plans submitted No. 13123 and 25855 as amended in red ink (your Nos.R37 1 and 2).

Development: The redevelopment of the sites of Nos.38-42, Tottenham Court Road, 20-21, Percy Street and 21, Windmill Street, St. Pancras, by the erection of a six-storey building comprising shops on the ground floor and basement, offices on the first floor, and flats on the four floors over, and the erection and retention, for a limited period of a single-storey shop extension fronting Tottenham Court Road.

Conditions (a) The single-storey shop extension being retained only for a period of ten years from 1st January, 1952, at the expiration of which period the extension shall be removed;  
(b) the proposed service access on the site of No.21, Windmill Street being kept free for such purpose, and such site not being built on;  
(c) facilities being afforded to the adjoining sites of Nos.22-23, Windmill Street upon redevelopment for loading and unloading approached from the service road mentioned in (b) above;  
(d) the main building being set back at the Percy Street junction with Tottenham Court Road in the form of a quadrant struck at a point ten feet from the corner.

Messrs. Hillier Parker May and  
Rowden,  
77, Grosvenor Street,  
W.1.

Reasons for the imposition of conditions:

- (e) the line of widening and the new back line of footway levels being agreed on the site with the Council's Chief Engineer;
- (f) the submission of detailed plans, sections and elevations of the proposed building (including details of the facing materials) and the Council's approval being obtained thereto prior to the commencement of any work.

Reasons for the imposition of conditions

- (a) and (e) To safeguard the widening of Tottenham Court Road in due course;
- (b) and (c) so that the service access will be maintained to serve this building and that ultimately proposed on the adjoining site;
- (d) so as to maintain pavement width at the corner in the ultimate development, and to improve traffic movement at this intersection;
- (f) so that the Council can consider the proposal particularly the elevations, in detail.

Yours faithfully,

ROBERT H. MATTHEW

Architect to the Council

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**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 16 of the Town and Country Planning Act, 1947. 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 Section 14 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 19 of the Town and Country Planning Act, 1947.
- (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 Sections 20 and 79 of the Town and Country Planning Act, 1947.
- (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.