

file



ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

Gensler Architects Ltd.,
FAO. Jose Sirera,
Roman House
Wood Street
LONDON
EC2Y 5BA

Application No: PS9804466R1
Case File:N15/23/G

18TH JUNE 1999

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
Burne/Sunley House, 88-93 High Holborn, WC1

Date of Application : 14/08/1998

Proposal :
Amendment to planning permission register number PL9501729R1
for demolition and re-development of ground floor plus seven
storey (B1) office with part (A1) retail at ground floor
level and vehicular access to the rear leading to the
basement car park.

As shown on drawing nos. A1.B-b; LG-b; G-b; 01-b; 02-b;
03-b; 04-b; 05-b; 06-b; 07-b; 08-b; 20-b; 22-b; 30-b; and
31-b.

The Council has considered your application and decided to grant
permission subject to the following conditions:

Standard condition:

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

Standard Reason:

In order to comply with the provisions of Section 91 of the Town
and Country Planning Act 1990.

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Additional conditions:

- 1 The details of the elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 2 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.
- 3 No more than the 17 parking spaces shown on the drawings hereby approved shall be provided and no more than 17 motor vehicles shall be parked in the basement carpark at any time.
- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.
- 5 No construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level, which takes account of the proposed running tunnels of the Cross Rail Project including any ground movements arising from the construction of the Cross Rail tunnels, has been submitted to and approved by the Council.
- 6 No development shall take place until a scheme for protecting the proposed building from noise/vibration arising from the construction and subsequent use of the Cross Rail Project has been submitted to and approved by the local planning authority; and all works which form part of such scheme shall be completed before any of the building hereby permitted is occupied.
- 7 No development shall take place until a scheme for protecting the proposed building from electrical interference from the adjacent line installation during the subsequent use of the Cross Rail Project has been submitted to and approved by the local planning authority; and all works which form part of such scheme shall be completed before any of the building hereby permitted is occupied.

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- 8 The applicant shall so design this building that no material, or power source used either in the construction or operation of the building or produced within the building can cause or result in any adverse effect on the construction or operation of Crossrail.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- 3 So that the Council may be satisfied that its policies in respect of the provision of car parking space is followed.
- 4 Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development.
- 5-8 So that the Council and the Cross Rail Project Team may be satisfied that the proposed Crossrail Project is adequately safeguarded.

Informatives (if applicable)

- 1 The Council's Streets Management Engineering Group should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. The Group dealing with these matters is located at Camden Town Hall, Argyle Street London WC1H 8EQ, (tel: 071-278 4444).
- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Streets Management, Traffic Management Section, Service (tel: 071-860 5629) detailed arrangements for the transportation of goods and materials to and from the site. 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.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and

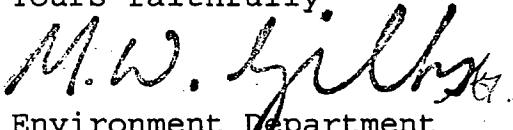
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duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Section located at Camden Town Hall, Argyle Street, WC1H 8EQ. (tel: 0171-278 4444).

This application was dealt with by Simon Hoets on 0171 860 5525.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU