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LONDON, W1M 0HX.

Date 23 May 1971

Your reference

Our reference  
P14/6/A/11186

Telephone inquiries to:

Miss A. Mylo

Ext. 135

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS, 1962-1968  
LONDON GOVERNMENT ACT 1963**

**Permission for development (conditional)**

The Council, in pursuance of its powers under the above-mentioned Acts 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.

The permission is given subject to the time limit condition imposed by the Town and Country Planning Act 1968, 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 (a) the provisions of the London Building Acts 1930-39, and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office and (b) to the Statement of Applicant's Rights set out overleaf.

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 Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

**SCHEDULE**

Date of application: 25th May, 1971

Plans submitted: Reg. No: 11186

Your Nos: 1768/33-41 inclusive

Development:

**The redevelopment of 'Albion House', 55/61 New Oxford Street, W.C.1.  
by erection of an eight-storey building with basement car park and  
first to seventh floor offices.**

**Standard condition:**

The development herein permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

**Standard reason:**

In order to comply with the provisions of section 65 of the Town and Country Planning Act 1968.

**Additional conditions:**

1. Not less than 6,900 sq.ft. of floor space for use as a garage to be created by this development, shall be used as a garage and for no other purpose.
2. Plans showing the provision of 15 parking spaces, ramp gradient and dimensions together with egress and entrance details and also details concerning the disposal and collection of refuse shall be submitted for approval by the Council before any work on site is commenced.
3. The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building provided that nothing in this condition shall prevent the use of part of such car parking accommodation by persons or bodies for such periods and at such times as the Council shall determine.

All correspondence to be addressed to the Director of Planning and Communications.

Additional conditions - contd.

may from time to time approve in writing.

4. The external wall at ground floor level shall be set back a minimum distance of 6'0" from the front face of the columns and the area thus provided retained permanently open and unobstructed.

5. The ground floor shall be used only for shop or showroom purposes with windows permanently used for display purposes provided along the New Oxford Street frontage.

6. Plans and details showing items in conditions 4 and 5 together with facing materials to be used on the building shall have been approved by the Council before any work on site is commenced. These shall indicate by coloured elevations the relationship of the building to its setting.

7. Any basement in advance of the display shall not be constructed otherwise than in accordance with the requirements of the Local Planning Authority on information obtained from the Highway Authority.

8. The height of the building shall not exceed 85'0" from ground level to top of parapet on any frontage.

Reasons for the imposition of conditions:

1. In order to comply with second schedule of the Office Development Permit and this Council's Car Parking Standards.
2. In order to comply with servicing and access arrangements to the Council's standards.
3. To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
4. To enable the G.L.C. to obtain an improved kerb radius and footway space at the junction of Bloomsbury Street and New Oxford Street, in the interests of safety and traffic efficiency.
5. To comply with the zoned use in the Initial Development Plan.
6. To ensure that the council is satisfied with the appearance of the building and compliance with conditions 4 and 5.
7. To safeguard services below the pavement and highway construction and drainage.
8. To safeguard the amenities of the surrounding properties and maintain the corridor effect of new Oxford Street.

**Informatives - see attached**

Yours faithfully,

Director

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

**Statement of Applicant's Rights arising from the grant of permission subject to conditions**

- (1) If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to and on a form obtainable from the Minister for Local Government and Development, Department of the Environment, Whitehall, London, SW1, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966.)
- (2) If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Minister, 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 Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is 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.