

Planning and Communications Department

Old Town Hall  
197 High Holborn  
London WC1V 7BG  
Tel: 01-405 3411

B Schlaffenberg Dr Arch (Rome) Dip TP FRTP  
Director of Planning and Communications

Item No: .....

**Messrs. H. Eilfert and Partners,**  
34 Red Lion Square,  
London, WC1R 4EQ.

Date **12 JUL 1976**  
15/78

Your reference

**CIP/PW/30/C/3894(B)**

Our reference

Telephone inquiries to:

**J. Hasty**

Ext. **42**

Dear Sir(s) or Madam,

## TOWN AND COUNTRY PLANNING ACTS

### Permission for development on an outline application (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 condition(s) set out therein and in accordance with the plan(s) submitted, save insofar as may otherwise be required by the said condition(s).

Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

**4th April 1976**

### SCHEDULE

Date of application: .....

**126942**

**1115/2401-5, Division A**

Plans submitted: Reg No: .....

**199/201 High Holborn**

Your Nos: .....

Address: **2/3 Hoxton Street, V.C.1.**

**IN OUTLINE**

Development:

**the retention of the existing facade at Nos. 199-201 High Holborn and the redevelopment of the site of the remainder of the building together with the sites of Nos. 204-206 (consec) High Holborn and Nos. 2-8 (even) Hoxton Street for shops, offices, housing and ancillary storage, servicing and car parking areas and plant rooms.**

### Conditions:

- (1) The siting, design, external appearance of the building(s) and the means of access thereto shall be as approved by the local planning authority before any work on the site is commenced.
- (2) Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the local planning authority within three years from the date of this permission.
- (3) The development must be begun not later than five years from the date of this permission or two years from the final approval of the matters reserved, whichever is the later.

### Reasons:

- (1) In order that the Council may give consideration to the details of the proposed development.
- (2) & (3) In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional condition(s):

**See attached sheet**

Reason(s) for the imposition of condition(s):

See attached sheet

Yours faithfully,

  
Director of Planning and Communications  
(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 Secretary of State for the Environment, Caxton House, Tothill Street, London SW1H 3BX, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State 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 Secretary of State 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 Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, 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 Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

**General Information**

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, 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 may be obtained from this office.

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. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.

**Additional Conditions:**

- 1) 
- 2) Standard outline conditions.
- 3)
- 4) The existing facade to nos. 199-201 High Holborn shall be retained and incorporated into the new building as an integral part of the overall development.
- 5) Details of the method of support and preservation of the existing facade to nos. 199-201 High Holborn during the demolition of the remainder of the building and during the construction of the new building shall be submitted to and approved by the Council in consultation with the Greater London Council before any works, including demolition, on the site are commenced.
- 6 a) All the buildings situated at nos. 4, 6, and 8 Newton Street shall be demolished and the whole of that part of the site shall be cleared before any work of construction on the residential block hereby permitted is commenced.
- b) All the buildings at present existing on the site, with the exception of the facade of nos. 199-201 High Holborn and such other structures as may be agreed in writing with the Council, shall be demolished and the whole site referred to cleared before any work of construction on the new office and shop building herein permitted is commenced.
- 7) The 4 residential car parking spaces shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the residential part of the development 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 time as the Council may from time to time approve in writing.
- 8) The 5 ground level car parking spaces adjacent to the office building shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the shops and offices within the new development 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 may from time to time approve in writing.
- 9) 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.
- 10) The premises comprising not less than 9,142 sq. ft. of floorspace for use as plant rooms to be created by the said development, (being office premises by virtue of Section 73 of the Town and Country Planning Act 1971), shall be used as plant rooms and for no other purpose.
- 11) The gross office floorspace, excluding the area for ancillary plant rooms, created by the development hereby permitted shall not exceed 50,000 sq. ft.
- 12) The shops shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class I of the Schedule of the Town and Country Planning (Use Classes) Order 1972.
- 13) The housing accommodation and ancillary facilities shall be designed to comply with the Council's requirements in this respect and details thereof shall not be other than shall have been approved by the Council.
- 14) The overall height of the residential block above ground level, in Newton Street shall not exceed 39.6 metres.
- 15) Details of the refuse disposal system shall not be otherwise than as shall have been approved by the Council prior to commencement of any work on the site.
- 16) Details of the landscaping of all unbuilt-upon and roof areas shall not be otherwise than as shall have been approved by the Council prior to the commencement of any work on the site.

within 6 months of the commencement of works on the site or such other time as the Council may agree in writing