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David Pike MSc CEng MICE MRTPI
Director of Planning and Communications

Gerald Shenstone and Partners,
26 Bloomsbury Square,
London WC1A 2PJ

Our Reference: PL/8601388/R2
Case File No: P14/4/A
Tel.Inqu:
Bruce Methven ext. 2855
Date:

(Ref: 5423/VEO/MKP)

10 MAR 1987

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 : 23rd July 1986

Address : Sites 2-8 (even) Bloomsbury Street and 12-20 (even) Bloomsbury Street (Known as Bloomsbury Sites A and B), 52-62 (even) New Oxford Street and the west side of Stedham Place and 5 Streatham Street, WC1

Proposal : Development of sites 2-8 & 12-20 Bloomsbury Street and the partial redevelopment and reconstruction of 52-62 New Oxford Street and the redevelopment of the west side of Stedham Place and 5 Streatham Street, to provide residential, offices, retail, restaurant and light industrial uses,
as shown on drawing numbers SK/200 & BS/SK/101, TABLE 5423/NPW/FAM/1,3,4 & one unnumbered table, drawing number 5423/03, Structural Memorandum (ref:584/DJ/jg) and drawing numbers 101-114 & 125, and drawing numbers 117-124 (approved except corner detail shown on drawing number BS/SK/101 takes precedence), revised by letters dated 19th November 1986 and 11th February 1987.

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



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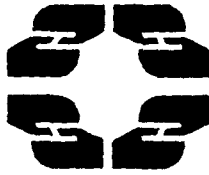
Country Planning Act 1971.

Additional Condition(s):

- 01 The basement level car park for 26 cars under the proposed building 2-8 Bloomsbury Street and 54-62 New Oxford Street shall not be used other than for car parking by residents of the 26 flats in the building to be erected on the site 12-20 Bloomsbury Street.
- 02 No works of demolition shall take place until contracts have been exchanged for the redevelopment of the site in accordance with the scheme for which full planning permission has been granted.
- 03 Prior to demolition, details of the scheme of retention of architectural features of the New Oxford Street facade including shop units at ground level and cornices, architraves etc. at the first, second and third floor level shall be submitted to and approved by the Council.
- 04 Details of the shopfronts at the ground floor level in the residential block on the site 12-20 Bloomsbury Street are to be submitted and approved by the Council before work commences.
- 05 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt open areas have been submitted to and approved by the Council.
- 06 Details of facing materials for the elevations and roofing 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.
- 07 Details shall be supplied of arrangements for disposal of refuse.
- 08 The shops shall not be used for any purpose other than a purpose falling within Class I of the Schedule of the Town and Country Planning (Use Classes) Order 1972 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
- 09 The open forecourt adjoining the restaurant on the Willoughby Street frontage shall remain undeveloped and retained for access to the residential accommodation and adjoining businesses.
- 10 The details of the mansard roof shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.

Reason(s) for Additional Condition(s):

- 01 A car park other than for use by residents is contrary to Borough Plan Policy to resist commuter parking.
- 02 To protect the visual amenity of the area.
- 03 To ensure the appearance of the building is maintained to an acceptable standard and does not detract from the visual amenities of the area.
- 04 To ensure that the Council may be satisfied with the external appearance of the building.
- 05 In order that the Council may give consideration to the details of the proposed development.



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- 06 To ensure that the Council may be satisfied with the external appearance of the building.
- 07 To ensure that the Council may be satisfied that refuse arrangements are satisfactory.
- 08 To prevent the unauthorised use of the shops for any of the purposes specifically excluded from Class I of the Schedule of the said Use Classes Order.
- 09 To ensure the proposal is implemented with the intentions of the permitted scheme.
- 10 To ensure that the Council may be satisfied with the external appearance of the building.

Informative(s):

- 01 You are advised that drawing numbers 108-114 and 125 do not relate to approved revised elevation drawing number BS/SK/101.

Yours faithfully

Director of Planning and Communications
(Duly authorised by the Council to sign this document)