



ENVIRONMENT

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

Tate & Hindel Design Ltd.  
Attn:A Tate (Ref:726/C1/026)  
215 Oxford Street  
LONDON  
W1R 1AG

Application No: PS9704327R3  
Case File:P14/17/B

Date 8TH APRIL 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 :  
21-31 New Oxford Street, WC1

Date of Application : 04/09/1998

Proposal :

Change of use and works of conversion from post office  
sorting depot and offices to a mixed use development  
comprising a Museum Study Centre with storage and ancillary  
uses (Class D1), uses within Classes (A1, A2 and A3),  
offices (Class B1) fitness club (Class D2) and hotel  
accommodation (Class C1),  
as shown on drawing numbers 97119/2, 726/PL(02)00, 726/  
SV(03)/01-14, 726/SK(05)/02-05, 726/PL(03)/OBC, 00K, 01B,  
02-07, 08A, 09A, 10A & 11C, 726/PL(04)/01A & 02A, and  
726/PL(05)/01B, 02B, 03B & 04C.

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.

Additional conditions:

- 1 Except with the agreement of the Local Planning Authority the ground floor of the third party space hereby permitted shall not be used otherwise than in accordance with the following restrictions:-
  - (a) Not more than 2,500sqm. may used for a purpose falling within Class A1 of the Use Classes Order 1987.
  - (b) Not less than 500sqm hereby permitted shall be made available for Class A1 purposes on the ground floor and the floor space shall not thereafter be used for any purpose other than for Class A1 purposes.
  - (c) Not more than 2,000sqm shall be used for a purpose falling within Class D2 of the Use Classes Order 1987.
  - (d) Not more than 1,500sqm shall be used for a purpose falling within Class A3 of the Use Classes Order 1987.
  - (e) Not less than 30% of the available street frontage shall be use for a use falling within class A1 of the Use Classes Order 1987.
- 2 Before any work on the implementation of the retail element of the development hereby approved is begun, full details of the following shall be submitted to and approved by the Council.
  - (a) Shop Fronts Design.
  - (b) Means of refuse storage and collection.
  - (c) A scheme for the extraction of fumes.
  - (d) Sound Insulation between different uses.
- 3 The Class A3 uses hereby permitted shall not be carried out outside the following times 09.00 to 23.00 hours Monday to Saturdays and 09/00 to 22.30 on Sundays or Bank Holidays.
- 4 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.
- 5 There should be no more than twenty four car parking spaces within the site. This parking will be allocated accordingly: thirteen to the hotel use, eight to the British Museum and three to the third party space.

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- 6 The applicant will provide thirty five Sheffield Cycle Stands within the curtilage of the site. The exact location of these stands to be agreed with the Council.
- 7 There will be three bays designated for coaches and three bays designated for taxis within the curtilage of the site.
- 8 Details of the provision for access for disabled persons in compliance with the provisions of Section 4 of the Chronically & Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.
- 9 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 London Underground Limited's tunnels, has been submitted to and approved by London Underground Limited.
- 10 No development shall take place until a scheme for protecting the proposed building against noise/vibration and electromagnetic interference from Underground trains has been submitted to and approved by London Underground Limited and all works which form part of such scheme shall be completed before any of the building hereby permitted is occupied.
- 11 Building work shall be carried out in strict accordance with London Underground's "Special Conditions for Work Carried Out Adjacent to the Railway".
- 12 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.

**Reasons for additional conditions:**

- 1 1(a) & 1(b) To ensure that the premises are not used for purposes which would conflict with the Council's shopping policies or which would be likely to generate an excessive amount of vehicular traffic.  
  
1(c) & 1(d) To safeguard the amenities of the adjoining premises and the area generally.

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- 1(e) So that the Council may be satisfied that the proposed development provides an effective retail frontage.
- 2 2(a) To safeguard the appearance of the premises and the character of the immediate area.
- 2(b), 2(c) & 2(d) To safeguard the amenities of the adjoining premises and the area generally.
- 3 To safeguard the amenities of the adjoining premises and the area generally.
- 4 To ensure that the Council may be satisfied with the external appearance of the building.
- 5 So that the Council may be satisfied that the development hereby approved is in accordance with its vehicle parking policies.
- 6 So that the Council may be satisfied that the development hereby approved is in accordance with its vehicle parking policies.
- 7 So that the Council may be satisfied that the development hereby approved is in accordance with its vehicle parking policies.
- 8 In order to ensure compliance with the terms of the Act and Regulations.
- 9 So that London Underground Limited may be satisfied that the proposed development hereby approved adjacent to the railway is not a hazard to or at hazard from the railway.
- 10 So that London Underground Limited may be satisfied that the proposed development hereby approved adjacent to the railway is not a hazard to or at hazard from the railway.
- 11 So that London Underground Limited may be satisfied that the proposed development hereby approved adjacent to the railway is not a hazard to or at hazard from the railway.
- 12 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.



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Informatives (if applicable)

- 1 The Council supports schemes for the recycling of bottles and cans and encourages all restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street Environment Services (Recycling) on 0171 485 1553.

This application was dealt with by Andrew Anderson on 0171 278 4444 ext 2077.

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

Yours faithfully

*M.W. Gilks* 10  
Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU