

## LONDON COUNTY COUNCIL

HUBERT BENNETT,  
F.R.I.B.A.

Architect to the Council

TELEPHONE WATERLOO 5000  
EXTENSION 7693

Ref. AR/TP48204/NW

Your Ref. ....



ARCHITECT'S DEPARTMENT  
THE COUNTY HALL  
WESTMINSTER BRIDGE  
LONDON, S.E.1

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT, 1947.**

17 NOV 1959

**Permission for Development. (Conditional)**

The Council, in pursuance of its powers under the above mentioned Act and the Town and Country Planning General Development Order, 1950, 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 in so far as may otherwise be required by the said conditions.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

The permission is given subject also to due compliance with any local Acts, regulations, building by-laws 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.

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 the land or the rights of any persons entitled to the benefits thereof.

**SCHEDULE**

Date of application: 12 August 1959

Plans submitted No. 11282 (Your No. 1-14)

**Development:**

The development of the sites of Nos. 84-112 (even) Charing Cross Road, Nos. 3-15 (Consec.) Phoenix Street, Nos. 1-20 (consec.) Stacey Street, (Nos. 1-7 (odd) Fliteroft Street,) Saville House and Nos. 1 and 2 St. Giles' Passage, Nos. 115-133 (odd) Shaftesbury Avenue, Nos. 1-12 and 42-71 (consec.) New Compton Street and Nos. 63 and 64 St. Giles' High Street, Holborn, by the

**Conditions** erection of a building comprising sub-basement, basement, ground and 22 floors over for use as shops, showrooms and offices with car-parking in the basement and sub-basement, and a single-storey garage next New Compton Street, extensions to the open space surrounding St. Giles' Church, and alterations to the Phoenix Theatre, generally as shown on Drawings submitted.

**Conditions**

(i) the lines of widening for Cambridge Circus and Charing Cross Road shall be agreed with the Chief Engineer before any detailed plans are prepared;

Messrs. Steane, Shipman &  
Cantacuzino  
18 Buckingham Street  
W.C.2

Reasons for the imposition of Conditions:

(ii) that the garage spaces and loading bay shown on the drawings shall be provided and retained permanently for the accommodation of vehicles of the occupiers and users of the building only and shall not be used for any other purpose;

(iii) that the slope of the ramps to the garages shall not be steeper than 1 in 10 and that guard kerbs at least 18" wide shall be provided on each side of the ramps without diminution of the carriage way width (but no central reservation is necessary);

(iv) the loading and unloading of all vehicles arriving at or leaving the building the subject of this permission shall not be carried on outside the curtilage of the said building;

(v) the vehicular bay on the Charing Cross Road frontage being omitted and the kerb line being made continuous;

(vi) the siting of the 23-storey block being amended to ensure a satisfactory relationship with existing and probable future high buildings in the vicinity;

(vii) the submission to and approval by the Council before any building work is begun of detailed drawings of the whole development showing the proposed elevational treatment and facing materials, and compliance with conditions (i), (iii), (v) and (vi);

~~Yours faithfully,~~

~~Architect to the Council~~

**Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions**

(1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government 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 London County Council or, in the case of land in the City of London, on the Common Council of that City a purchase notice requiring that council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or 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 Sections 20 and 79 of the Town and Country Planning Act, 1947.

(4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.

(viii) the building shall not be erected otherwise than in accordance with detailed plans, sections and elevations, including the facing materials which shall have been approved by the Council before any work on the site is commenced;

(ix) that no building work shall be begun in connection with that part of the proposed development within the area bounded by Flitcroft Street, Stacey Street, New Compton Street and Charing Cross Road, until all the land required for the road improvement lying between the improvement line (indicated on the applicants' drawing as "L.C.C. road development") and the present frontages of Nos. 96-112 (even) Charing Cross Road as shown on the applicants' said drawings has been cleared of all existing buildings;

(x) that no building work shall be begun in connection with those parts of the proposed development within the areas bounded by New Compton Street, Stacey Street, Shaftesbury Avenue, Cambridge Circus and Charing Cross Road, and by Stacey Street, Flitcroft Street, St. Giles' Churchyard, St. Giles' Passage and New Compton Street, until all the land which forms the subject of the application (including that required for road improvements lying between the improvement lines (indicated on the applicants drawing as "L.C.C. road development") and the present frontages of Nos. 84 and 84a-94 (even) Charing Cross Road and Nos. 115-133 (odd) Shaftesbury Avenue) as shown on the applicants' said drawings, has been cleared of all existing buildings, and the development referred to in condition (ix) above has been substantially completed to the satisfaction of the Council.

#### Reasons for the imposition of conditions

- (i) to safeguard the road improvements;
- (ii), (iv) and (v) to ensure the permanent retention of the garages for car-parking purposes, to avoid obstruction of surrounding streets by waiting vehicles, and to safeguard the amenities of adjacent premises;
- (iii) to ensure satisfactory vehicular access to the garage;
- (vi) to ensure a satisfactory relationship between the proposed tower block and other existing and proposed high buildings in the vicinity;
- (vii) and (viii) to ensure that the Council shall be satisfied as to details of the proposal before any building work commences;
- (ix) and (x) to safeguard the road improvements and to ensure that the Council shall be satisfied, before any work is begun on the proposed building, that a suitable setting will be provided and adequate traffic facilities available for a scheme of the magnitude and prominence proposed.

I have to inform you:-

(1) that you should consult the Council's officers before preparing the detailed drawings required by Condition (vii) particularly in respect of the siting of the tower block, and that you are asked to consider the possibility of introducing a system of pedestrian circulation at first floor level within your scheme which would be linked with other redevelopment schemes in the vicinity;

(2) that you should consult Holborn Borough Council regarding the layout and maintenance of the extensions to the open space adjoining St. Giles' Churchyard, and regarding the realignment of Stacey Street and alterations to New Compton Street;

(3) that you should further consult Holborn Borough Council on the formation of crossovers, provision of traffic signs, construction of retaining walls and garages under the public way, filling of vaults, drainage of basements, etc., in the minor streets and the Chief Engineer in similar respects in Shaftesbury Avenue and Charing Cross Road;

(4) that the costs of the diversion of Stacey Street and of the abandonment or diversion of mains, cables and sewers and the reconnection of existing properties must fall upon you as developers;

(5) that the plot ratio has been calculated on the total area of land included in the application, including lands required for improvements, having regard to the terms of your letter dated 12 August 1959;

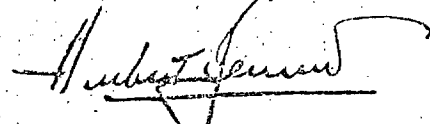
(6) that this decision is without prejudice to the Council's position as freeholder or ground landlord of part of the property; applications for any necessary consents which may be required from the Council as freeholder or lessor should be made to the Valuer of the Council in accordance with the provisions of the conveyance, lease or agreement;

(7) that it will be necessary to submit drawings for the Council's consideration under the Restriction of Ribbon Development (Provision of Means of Entrance and Egress to Buildings) London, Order, 1936;

(8) that an application accompanied by  $\frac{1}{8}$ " scale drawings should be made to the Lord Chamberlain through the licensee of the Phoenix Theatre, or by agreement with him, showing the proposals as they affect the theatre. Before preparing such drawings you should consult officers in the Theatres Section regarding details of the provision of staircases, fresh air intake, stage skylight, projector rooms, means of escape from upper levels of the stage, etc.

(9) that your attention is invited 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 and that your application under certain sections of the London Building Acts will form the subject of a separate communication, and you are advised to consult officers in the Building Regulations Division and the District Surveyor before preparing any detailed drawings.

Yours faithfully,



Architect to the Council.