

LONDON COUNTY COUNCIL

L. MARTIN
P.L.D., F.R.I.B.A.
Clerk to the Council

TELEPHONE WATERLOO 5000

EXTENSION

REPLIES TO BE MADE TO THE
ARCHITECT, QUOTING CASE NO.

AR/TP/



THE COUNTY HALL
WESTMINSTER BRIDGE

LONDON, S.E.1 11 DEC 1954

14188/B-61 Your Ref. 14/105
PERMISSION GRANTED ON AN OUTLINE APPLICATION

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1947

Permission for Development. (Conditional)

The Council, in pursuance of its powers under the above mentioned Act and under Article 5 (2) of the Town and Country Planning General Development Order, 1950, hereby grants permission on an outline application for the development referred to in the undermentioned Schedule subject to the conditions set out therein.

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 applying to the land or the rights of any person entitled to the benefits thereof.

SCHEDULE

Date of application:

23rd August, 1954

Plans submitted No.

13399 (your plan No. 3/54/A as amended in red ink)

Development:

The erection of a new building to be used for office purposes and car-parking purposes on the sites of Nos. 29-37, Red Lion Street, Holborn, generally as shown on the plans.

Conditions

(1) That the depth of the first, second, third and fourth floors of the main northern block shall be limited to fifty feet measured from the external face of the front wall in its position, as shown on the plan submitted.

(2) That, before any building work is begun and within three years of 6th December, 1954, drawings showing compliance with the above condition and indicating details of the elevational treatment and facing bricks to be used be submitted to and approved by the Council, failing which this consent shall become null and void.

DISTRICT SURVEYOR

WITH PLANS

Measrs. Lender, Bedell & Crompton.

Reasons for the imposition of conditions.

(1) The depth of this part of the building is considered to be excessive for adequate internal daylighting in view of the proposed use for office purposes, and would result in a serious infringement of daylighting standards.

(2) To ensure that the Council shall be satisfied as to details of the scheme within a reasonable period.

I have to inform you that -

(1) Your permission is granted without prejudice to the Council in position as freeholder of adjoining property;

(2) You should consult the District Surveyor regarding points which appear to arise under Section 13 of the London Building Act, 1930, and the production of "certified plans" (Amendment) Act, 1939;

(3) It is necessary to submit plans for the Council's consideration under the Restriction of Ribbon Development (Provision of Means of Entrance and Egress to Buildings) Act, 1936, in which connection the width of the entrance to the garage from Dog and Duck Yard is not considered to be satisfactory in its present form.

Yours faithfully,

J. L. MARTIN
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.

In certain circumstances, a claim may be made against the local planning authority for compensation if permission is refused, or granted subject to conditions by the Minister on appeal or on a claim. The circumstances in which such compensation is payable are set out