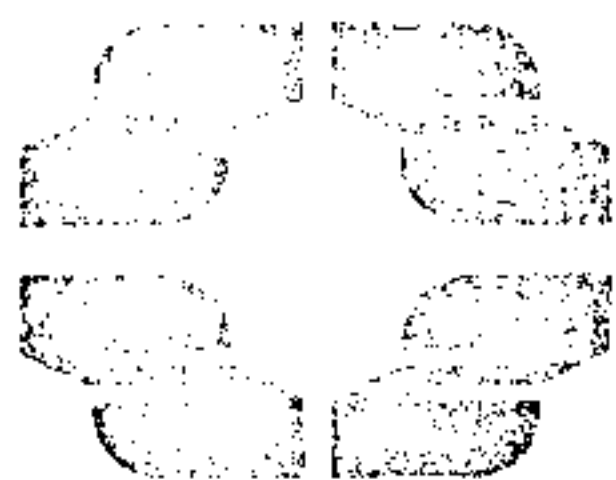




Planning and Communications Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8EQ  
Tel: 278 4366

B Schlaffenberg O: Arch (Rome) Dip TP FRPI  
Director of Planning and Communications

Item No. ....

Date 13 Feb 1978

Town and City Properties Limited  
48 Leicester Square,  
LONDON WC2

Your reference

JHFA/BF

Our reference

P13/34/E/25736

Telephone inquiries to:

MR. JORDAN

Ext. 336

Dear Sir(s) or Madam,

**TOWN AND COUNTRY PLANNING ACTS**

**Permission for development (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.

**SCHEDULE**

Date of application: 14th December 1977

Plans submitted: Reg.No: 25736 Your No(s): JA/1-7

Address: 118/120 Charing Cross Road, WC2

Development: Change of use of part of the ground floor and all of floors 1st, 2nd, 3rd and 4th of Block A/B, of the first and second floors of Block C, and of the first, second, third and fourth floors of Block D from offices, warehousing and storage to use for educational purposes with ancillary offices, the areas as shown hatched red on the submitted plans.

The development hereby permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

**Standard reason:**

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

**Additional condition(s):**

1. This permission shall be personal to Sight and Sound Education Limited during their occupation and shall not ensure for the benefit of the land. On their vacating the premises the use shall revert to the authorized use for office, warehousing and storage purposes.

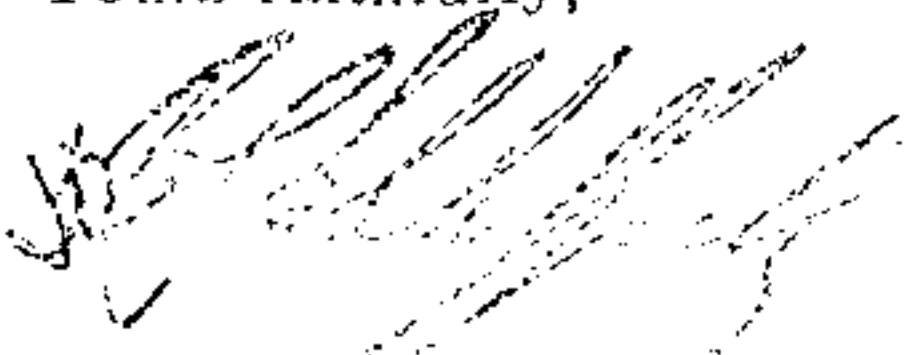
2. The total office content shall not exceed 14,500 sq.ft.

Additional condition(s) - contd.

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

1. At the applicants request and to enable the Council to exercise control over any subsequent use in the event of Sight and Sound Education Limited vacating the premises.
2. To ensure that the use of the building shall be in accordance with the Council's office policy as set out in the Statement of the Initial Development Plan and in the proposed Borough Plan.

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, Tollymore House, Houlton Street, Bristol, BS2 9DJ, 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 to which herein such be regarded as dispensing with such compliance or be deemed to be a consent by the Council developer.

Your particular attention is drawn to the provisions of the London Building Acts 1939-76, 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 affect or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land or any other land or the rights of any persons (including the London Borough of Camden) entitled to or having an interest in the property concerned in this development or in any adjoining property or other land which applies or is used to consult the Director of Works, Old Town Hall, Haverstock Hill, N.1, London, W.C.1, or after any work proposed to be done or under any carriageway, footway or forecourt.

It is also necessary to obtain listed building consent if any works of demolition, extension or alteration (internal or external) are undertaken to any building of special architectural or historic interest or before any works of demolition or alteration are undertaken to any building of special architectural or historic interest.

A planning permission does not constitute a contract.