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DIP



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

Jones Lang Wootton
(FAO:Chaples Pinchbeck)
9 Queen Victoria Street
LONDON
EC4N 4YY

Application No: PS9804967R1/
Case File:N15/24/C

Date 1ST DECEMBER 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 :
State House, 58-71 High Holborn, 18-23 Hand Court,
47 & 47A Bedford Row, WC1

Date of Application : 17/12/1998

Proposal :
Redevelopment to provide a basement, ground and eight storey
building to be used for offices and retail (within Classes
A1, 2 and 3), with 27 basement car parking spaces and
service access,
as shown on drawing numbers 001, 003, 101.06-113.01, 211,
212, 213, 214, 215, 216; and letter dated 25 January 1999
amending the number of car parking spaces from 35 to 27.

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.

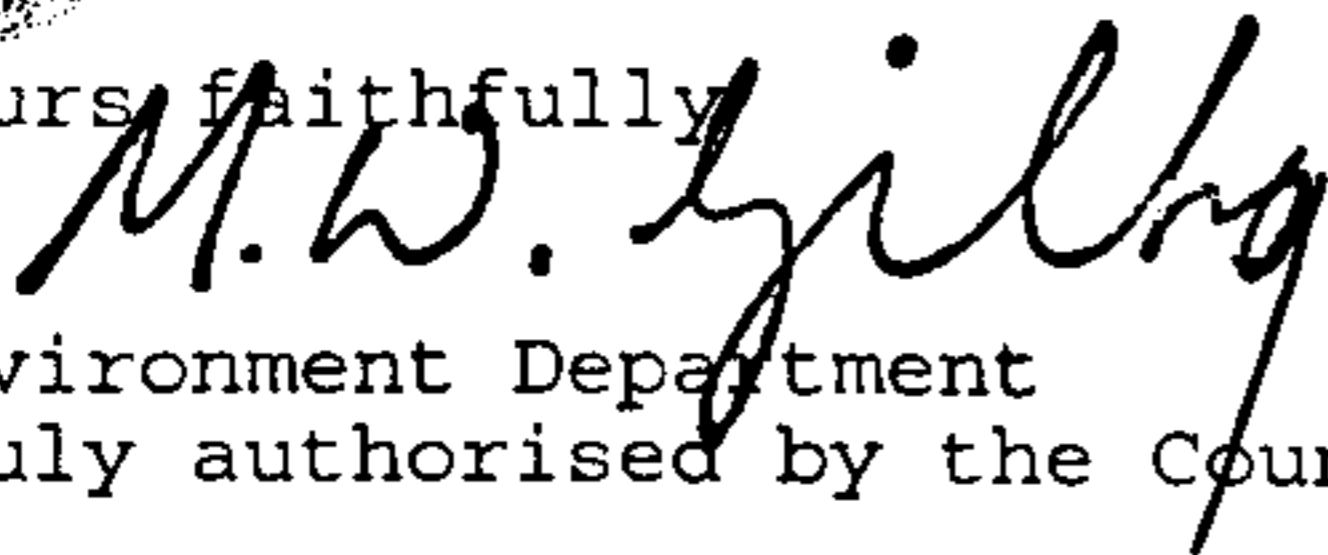
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- 5 So that the Council may be satisfied that the future uses within the development do not give rise to congestion and disturbance in the surrounding area.
- 6 So that the Council may be satisfied that the use of forecourt areas do not give rise to unreasonable disturbance to neighbouring uses.

This application was dealt with by Sue Cooke on 020 7974 5520.

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

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU

Additional conditions:

- 1 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.
- 2 The car parking accommodation (27 spaces) hereby approved shall only be used for the parking of vehicles of the occupiers and users of the remainder of the building.
- 3 No development shall take place until full details of hard and soft landscaping have been submitted to and approved by the Council.
- 4 No more than 1,500 sq m of the retail use hereby approved shall be used for uses within Class A3 of the Town and Country Planning (Use Classes) Order 1987.
- 5 All of the servicing required, including refuse collection, for any of the uses hereby approved shall take place from the service area shown on the approved drawings.
- 6 Any uses within Class A3 of the Town and Country Planning (Uses Classes) Order 1987 hereby approved shall only take place inside the building hereby approved.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 3 In order that the Council may give consideration to the details of the proposed development.
- 4 So that the Council may be satisfied that the development as a whole provides a satisfactory mix of uses in line with its policies as expressed in its draft Unitary Development Plan.

STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS, AND OTHER INFORMATION

1. Appeals to the Secretary of State

If you are unhappy about the Council's decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

4. Further Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 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 attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Streets Management -

Building Control Section, 6th Floor, Camden Town Hall, Argyle Street, London WC1H 8EQ (tel: 0171 278 4444).

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, either this land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult Streets Management Engineering Group, 4th Floor, Camden Town Hall, Argyle Street, London WC1H 8EQ, regarding any works proposed to above, or under any carriageway, footway or forecourt.

A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT