

Ian Sowerby (Job No: 2123)  
The Bell Cornwell Partnership  
EELA House  
Station Road, Hook  
Hampshire RG27 9TL

Our Reference: PL/9301634/  
Case File No: Q14/3/1  
Tel.Inqu:  
Prije Moodley ext. 2537

Date: 14 MAR 1994

Dear Sir(s)/Madam,

Town and Country Planning Act 1990  
Town and Country Planning General Development Order 1988 (as amended)  
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, 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 insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 23rd December 1993

Address : 7 Upper St Martins Lane, WC2

Proposal : Change of use of basement, ground and first to fourth floors from Class B1 office use to mixed Class A1/A2/B1 use within the meaning of the Town and Country Planning (Use Classes) Order 1987, as shown on Location Plan (BCP1), Site Plan (BCP2) and supporting letter dated 23rd December 1993.

Standard Condition:

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

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 A window display on the street frontage shall be maintained at all times


Reason(s) for Additional Condition(s):

- 01 In order to preserve the retail character of the frontage.

(Cont.)

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Yours faithfully,

Head of Planning, Transport & Health Services  
(Duly authorised by the Council to sign this document)

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**STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING  
PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.****Appeals to the Secretary of State.**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.