

CAMDEN TOWN HALL
 ARGYLE STREET ENTRANCE
 EUSTON ROAD
 LONDON WC1H 8EQ
 TEL 071 - 278 4444
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HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP TE

Montagu Evans,
 Premier House,
 44-48 Dover Street,
 London, W1X 3RF

(Ref:GMS/RJC/PD1947)

Our Reference: PL/9100151/
 Case File No: P13/6X/C
 Tel.Inqu:
 Mr.Hoets ext. 2670
 (Please ring after 2.00pm unless
 enquiring about Tree applications.)

Date: **E1 MAY 1991**

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 : 7th February 1991

Address : 6-17 Tottenham Court Road, 5, 7-12 Hanway Place and
 4, 8 & 18 Hanway Street, W1
 (Duplicate apply).

Proposal : The redevelopment of the site of 6-17 Tottenham Court Road, 7-12 Hanway Place and 4 & 8 Hanway Street by the erection of a part 4-storey and part 6-storey and basement building to provide for offices, business uses, retail/public house and restaurant uses, together with the refurbishment and extension of 5 Hanway Place and 18 Hanway Street to provide for business use and residential accommodation comprising 22 flats and maisonettes,
 as shown on drawing numbers TCR/P/100, 101C, 102A, 103A, 104B, 105A, 106C, 107A, 108A, 109B, 211, 212 & 213.

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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 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 site is commenced. In particular, the details should include the following:-
 - (i) Details of the arcade treatment, including paving and ceiling.
 - (ii) Details of each end of the building on Tottenham Court Road at a scale of not less than 1:50.
 - (iii) Details of a typical bay, both on Hanway Place and Tottenham Court Road at a scale of not less than 1:50.
- 02 The details of the refurbished elevations of 18 Hanway Street and 5 Hanway Place with the details of the new elevations and facing materials to 5 Hanway Place shall not be otherwise than as shall have been submitted to and approved by the Council before any work on site is commenced.
- 03 Three car parking spaces shall be made available within the development for the retail/public house users and shall not be used for any other purpose. Three car parking spaces shall similarly be made available for users of business, as opposed to office users, and shall not be used for any other purpose.
- 04 The whole of the proposed development shall be completed and available for occupation before any part is brought into use.
- 05 No works of demolition shall take place until contracts have been exchanged for the redevelopment of the site in accordance with a scheme for which full planning permission has been granted.
- 06 The developer shall afford access at all reasonable times to any archaeologist nominated by the Council and shall allow him/her to observe the excavations and record items of interest and finds.
- 07 Details of servicing arrangements to the service yard in the main block shall be submitted to and approved by the Council before any work on site is commenced to show, in particular, how service vehicles will be prevented from approaching via Hanway Street and Hanway Place.
- 08 Details of all ventilation equipment and any other plant shall be submitted to and approved by the Council before any work on site begins. Such details shall include evidence to demonstrate the ability of the equipment to operate without causing nuisance to nearby residential premises by reason of noise, smell or vibration.

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09 The proposed rooftop plant shall be screened by a screen that shall be no more than 2m high and the plant itself shall be no higher than the screen.

Reason(s) for Additional Condition(s):

- 01 & 02. To ensure that the Council may be satisfied with the external appearance of the building.
- 03 So that the Council may be satisfied that the proposals are consistent with its parking standards.
- 04 In order to ensure that the development is completed and occupied as permitted.
- 05 To protect the visual amenity of the area.
- 06 To ensure that there is an opportunity to investigate this site which is considered to be of archaeological interest.
- 07 So that the Council may be satisfied that the servicing arrangements don't cause unreasonable congestion in the surrounding area.
- 08 So that the Council may be satisfied that no unreasonable nuisance is caused by ventilation equipment and plant.
- 09 So as to minimise the visual intrusion that could be caused by rooftop plant.

Informative(s):

- 01 Your attention is drawn to the requirements of Sections 4, 7, and 8A of the Chronically Sick & Disabled Persons Act 1970 that this development (for employment use or to which the public will be admitted) should be made accessible to disabled people wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 02 Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU (tel: 071 388 2484) or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 03 In good time prior to the start of construction (or, if appropriate, demolition) on site the contractor shall discuss and agree with the Council detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 04 Your attention is drawn to the need to consult the Council's Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU (071 413 6066/7/8) regarding arrangements for the disposal of refuse.
- 05 Works of construction and ancillary activity should not take place other than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm

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on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.

- 06 There is a statutory requirement to provide sanitary conveniences for disabled persons in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987). You are advised to consult the District Surveyor, Engineering Services - Building Control, 141 Euston Road, NW1 2AU, (071 413 6100) in respect of compliance with this requirement.

Yours faithfully,


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

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.