



Planning and Communications Department
 Old Town Hall
 197 High Holborn
 London WC1V 7BG
 Tel: 01-405 3411

B. Schlaffenberg Dr Arch (Rome), Dip T P, M T P I
 Director of Planning and Communications

Messrs. John Spratley & Partners,
 8 Upper Brooke Street,
 London, W.1.

Date 19 JUN 1972

Your reference
 MG/JK/3.778/3.1

Our reference
 CTP/M12/23/B/13102

Telephone inquiries to:

Ext.

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS, 1962-1968
 LONDON GOVERNMENT ACT 1963**

Permission for development on an outline application (conditional)

The Council in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby grants permission on an outline application for development referred to in the undermentioned Schedule, subject to the conditions set out therein.

This permission is given subject to the application for reserved matters being made within three years from the date of this application and also to the time limit condition imposed by the Town and Country Planning Act 1968. It is also subject to due compliance with the local Acts, regulations, building byelaws 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 (a) to the provisions of the London Building Acts 1930-39 and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office and (b) to the Statement of Applicant's Rights set out overleaf.

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 any other 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.

SCHEDULE

Date of application: 8th March, 1972

Plans submitted: Reg. No: 13102

Your No:

Development:

The erection of a building of basement, ground and five floors over for use as offices with ancillary lecture hall at Nos. 347-355 Euston Road and Nos. 45-49 Warren Street to form an addition to Pirelli House and the conversion of part of the first floors of Pirelli House Nos. 343-345 Euston Road to form three flats.

Conditions:

- (1) The siting, design, external appearance of the building(s) and the means of access thereto shall be as approved by the local planning authority before any work on the site is commenced.
- (2) Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the local planning authority within three years from the date of this permission.
- (3) The development must be begun not later than five years from the date of this permission or two years from the final approval of the matters reserved, whichever is the later.

Reasons:

- (1) In order that the Council may give consideration to the details of the proposed development.
- (2) & (3) In order to comply with the provisions of section 66 of the Town and Country Planning Act 1968.

Other conditions:

See attached

Reasons:

See attached

Yours faithfully,

Director
(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 Minister for Local Government and Development, Department of the Environment, Whitehall, London, SW1, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. The Minister 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 Minister 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 section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966.)
- (2) If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Minister, 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 Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).
- (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 Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 123 of the Town and Country Planning Act 1962.

CONDITIONS

- (A) Drawings to be submitted in accordance with Condition 1, must show compliance with Conditions D, E and J below.
- (B) The car parking accommodation shown upon the drawings shall be provided and retained permanently for the accommodation of vehicles of occupiers and users of the premises only and shall not be used for any other purposes.
- (C) No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building including Pirelli House, Nos. 343-345 Euston Road.
- (D) The cross-over to the car reception area shall be increased in width to 16 feet and the car reception area shall be redesigned so as to provide adequate reservoir space for at least three cars waiting to enter the car lift together with a clear passage for cars leaving the lift.
- (E) No part of the building, other than the lift motor and tank rooms, not exceeding 10 feet in height, shall project above the fifth floor roof level, the parapet of which shall align with that of Pirelli House, Nos. 343-345 Euston Road.
- (F) The basement maintenance bay shall be used only for routine maintenance of the vehicles owned by the company occupying the building and for no other purpose.
- (G) The conversion of the first floor of Nos. 343-345 Euston Road to three flats and their availability for residential occupation shall occur before any works on the site for the erection of the office extension are commenced.
- (H) The building shall conform to the line of widening of Euston Road, which with levels, shall be agreed on the site with the Greater London Council before any work in connection with the erection of the proposed building is commenced.
- (I) The lecture hall and foyer shown on the plans submitted shall not be used for any other purpose, including uses within Class II of the Town and Country Planning (Use Classes) Order 1950.
- (J) The plans submitted in accordance with Condition (1) shall not show more than 20,500 square feet to be used for office purposes.

REASONS

- (A) In order that the Council may be satisfied as to the details of the proposal.
- (B) To ensure the permanent retention of the garage space for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of adjacent premises.
- (C) To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- (D) To give adequate width for two cars to enter the car reception area.
- (E) To maintain an even roof line to the Euston Road frontage.
- (F) In order that the Council may retain control over any subsequent change to an industrial use which may not be suitable to the area or consistent with the Council's industrial policy.

(G) To ensure that the existing residential accommodation is replaced on redevelopment in conformity with the Council's policy in that respect.

(H) In order to ensure the building conforms to the Greater London Council's improvement line to this road.

(I) & In order to ensure that the office space of this site is not increased in
(J) a manner contrary to the Council's policy to restrict employment as a measure to combat congestion in central London.