

Planning and Communications Department

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

B Schlaffenberg Dr Arch (Rome) Dip TP FRTP
Director of Planning and Communications

Messrs. John Spratley & Partners
8 Upper Brook Street
London W1T 1PA

Date

Your reference

MM/GL/3.778/3.1

Our reference

CEP/102/23/R/14373

Telephone inquiries to:

Miss Mylo
Ext.

143

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACT 1971 Permission for development (conditional)

The Council, in pursuance of its powers under the above-mentioned Act and Orders 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.

The permission is given subject to the time limit condition imposed by the Town and Country Planning Act 1971, 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 to (a) 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.

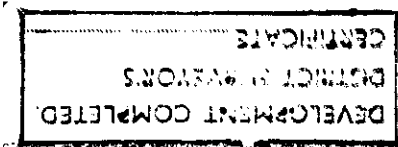
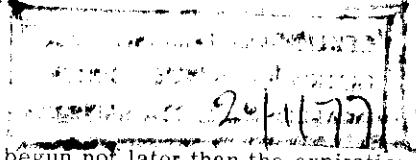
SCHEDULE

Date of application: 11th August 1972

Plans submitted: Reg. No: 14373 Your Nos: 3.778.08A, 25, 32

Development:

Redevelopment of the sites of 343-355 (odd) Euston Road, and 45-49 (consec.) Warren Street NW1 by erection of a 7 storey building comprising basement car parking, ground to fourth floors offices with lift and sixth floors residential.



Standard condition:

The development herein 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 conditions:

1. Revised plans and elevations showing compliance with Conditions 3, 4 and 5 below shall be submitted to and approved by the Council before any work on the site is commenced.
2. The facing materials to be used on the building shall not be otherwise than those as shall have been approved by the Council before any work on the site is commenced.

All correspondence to be addressed
to the Director of Planning and
Communications.

P.T.O.

Additional conditions - contd.

3. The entire Warren Street elevation shall be reduced in height so that the columns are terminated and a parapet provided at a height of 12 metres, and the third floor is set back behind the parapet.
4. The basement car park layout shall be revised to provide (a) a widened vehicular ramp with a minimum radius of the outside kerb of 9 metres, and a minimum width at this radius of 3.5 metres between kerbs. (b) a widened approach aisle to the car parking spaces, 6 metres in width.
5. The lift motor rooms and tank enclosures shall be reduced in size, and set back from the Fitzroy Street frontage.
6. Ten of the car parking spaces shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers of the flats.

Reasons for the imposition of conditions:

1. In order that the Council may be satisfied with the details of the proposal
2. To ensure that the Council may be satisfied with the external appearance of the building.
3. To maintain the existing scale of Warren Street.
- 4 & 7. To ensure that the car parking accommodation can satisfactorily be used for that purpose, and to avoid obstruction of the surrounding streets.
5. In order to reduce the impact of the building in its setting.
6. 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.
- 8 & 9. To avoid obstruction of the surrounding streets and to safeguard amenities to adjacent premises.
- 10 & 11. To safeguard the Council's office policy.

Your 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 Secretary of State, Department of the Environment, Whitehall, London, SW1, 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 67 and 74 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 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 IX of the Act.
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.

Additional conditions:

- (7) Traffic signals shall be provided and maintained to control vehicles using the ramp.
8. 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.
9. The hoist shown on the ground floor on the Fitzroy Street frontage shall be omitted.
10. The premises comprising not less than 3000 sq. ft. of floor space for use as plant rooms to be created by the said development (being office premises by virtue of Section 15 of the Control of Office and Industrial Development Act 1965), shall be used as plant rooms and for no other purpose.
11. The premises comprising not less than 5000 sq. ft. of floor space for use as a garage to be created by the said development, (being office premises by virtue of Section 15 of the Control of Office and Industrial Development Act 1965), shall be used as a garage and for no other purpose.
12. The residential flats shall be completed and ready for occupation prior to the office accommodation being brought into use.

Reasons for imposing additional conditions:

- (12) To ensure that the residential element of the scheme is available for use at the same time as the remainder of the building.

Further information:

Yours faithfully,

Planning Officer,
(duly authorised by the Council to sign this document)