



Planning and Communications Department

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

Date **28 APR 1975**

Messrs. J.P. Bennett & Son,
245 High Holborn,
LONDON, WC1V 7DU.

Your reference **HE/AJ**

Our reference **W14/21/A/EB 823**

Telephone inquiries to: **Mr. Newby**

Ext. 42

Dear Sir(s) or Madam,

**Town and Country Planning Act 1971
Listed Building Consent (Conditional)**

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the under-mentioned Schedule, subject to the conditions set out therein.

Your attention is drawn:-

- (a) to the Statement of Applicant's Rights set out overleaf;
- (b) to the provisions of the London Building Act, 1930/39 and the bye-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.

The consent is given subject also to due compliance with the Town and Country Planning Act, any local Acts, regulations, building bye-laws 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. It 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: 20th June 1974

Plans submitted: Reg. No: HE 823 Your No: 4113/1-15

Development: **Avenue Chambers, Vernon Place, W.C.1.**

The demolition of Avenue Chambers behind the existing facades, the construction of new floors and service core, the erection of a new extension at roof level and the provision of new shop fronts and a new office entrance.

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

P.T.O.

Conditions:

1. Details of the method of support and preservation of the existing facades to Vernon Place, Southampton Row and Sicilian Avenue during demolition and re-construction of the interior shall be submitted to and approved by the Council, in consultation with the Greater London Council, before any works, including demolition are commenced and that such details shall show ~~the method of stabilising and supporting the facade as agreed~~ by the District Surveyor.
2. Details of the proposed roof extension^{in full} be submitted to and approved by the Council in consultation with the Greater London Council before any works including demolition are commenced on the site, such details to include proper treatment and rationalisation of retained chimney stacks.
3. Detailed drawings in respect of the following shall be submitted to and approved by the Council in consultation with the Greater London Council prior to the commencement of any works including demolition on the site:

Yours faithfully,

see attached sheet

Director *[Signature]*
(Duly authorised by
the Council to sign
this Document)

Statement of Applicant's Rights Arising from Granting of Permission Subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed works are in progress.
2. If listed building consent 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 works which have been or would be permitted, he may serve on the Council of the County Borough, County District or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.
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 172 of the Town and Country Planning Act 1971.

Conditions (Contd.)

- a) Dormer windows to all three elevations
 - b) Dummy stacks
 - c) New entrance screen to Southampton Row
 - d) New shop front to Southampton Row, Vernon Place and Sicilian Avenue.
4. The leaded lights shall be retained throughout the whole building.
 5. The existing entrance doors, timber screen and lobby comprising the present main entrance to Vernon Place be retained and incorporated as part of the new secondary entrance.
 6. All work of making good to the exterior shall be carried out to match the existing work with regard to materials, colour, texture and profile as closely as possible.

Reasons for Conditions:

- 1-6 To safeguard the special architectural or historic interest, character and appearance of the building.