



Planning and Communications Department

Old Town Hall
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London WC1V 7BG
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B Schlaffenberg Dr Arch (Rome) Dip Arch
Director of Planning and Communications

Date 28 APR 1975

Messrs. T.P. Bennett & Son,
246 High Holborn,
LONDON, WC1V 7DU.

Your reference HE/AJ

Our reference N14/21/A/19020

Telephone inquiries to: Mr. Rowby

Ext. 42

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.

Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

SCHEDULE

Date of application: 20th June, 1974

Plans submitted: Reg.No: 19020

Your Nos: 4113/1-15

Address: Avenue Chambers, Vernon Place, WC1

Development: Erection of new extensions at roof level to provide four residential units, and ancillary plant rooms, the erection of an extension to the building, all floors within the existing light well, the provision of new shop fronts and a new office entrance and the change of use of shop unit No. 6 to offices.

Standard condition:

The development hereby 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. Details of the method of support and preservation of the existing facades to Vernon Place, Southampton Row and Sicilian Avenue during demolition and reconstruction 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 shall 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 dormer treatment and rationalisation of retained chimney stacks.

Contd.

Additional conditions - contd.

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 work, including demolition, on the site;
 - a) Dormer windows to all three elevations
 - b) Chimney stacks
 - c) New entrance screen to Southampton Row
 - d) New shop fronts to Southampton Row, Vernon Place and Sicilian Avenue.

4. The leaded lights shall be retained throughout the whole building.

Reasons for the imposition of conditions:

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.
7. A total of 17 shop units shall be provided within the scheme and the layout of the new units shall resemble the existing layout as closely as possible.
8. The new office floorspace, with the exception of the service cores and reception area shall be sub-divided and let to independent firms in unit areas not exceeding 2,000 sq. ft. or in such other sizes which the Council may otherwise specifically permit in writing.

Cont'd: see attached sheet

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 Secretary of State for the Environment, Caxton House, Tothill Street, London SW1H 3BX, 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 70 and 77 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 Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX 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 169 of the Act.

General Information

This permission is given subject to the time limit conditions 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 the provisions of the London Building Acts 1930-39, and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office.

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. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building where a direction is in force making the building subject to control under Section 8 of the Town and Country Planning (Amendment) Act 1972. A planning permission does not constitute a Listed Building Consent.

Conditions (Contd)

9. The residential accommodation hereby permitted shall be occupied solely for residential purposes, and shall be completed and available for occupation before any part of the office floorspace is let and a minimum of three units shall be let independently from any other use within the building.

Reasons

- 1-6 To safeguard the special architectural or historic interest, character and appearance of the building.
7. In order to preserve the character of the building and of the street scene generally.
8. In order to preserve the character of the building and to meet the requirements of small firms requiring accommodation in the area.
9. In order to safeguard the long term residential use of the accommodation.