

Lam - Watson - Woods
(Ref: 9243/RJW/vlb)
Unit 25
88 Clapham Park Road
LONDON SW4 7BX

Our Reference: PL/9300134/R3
Case File No: N15/23/G
Tel. Inqu:
Prijie Moodley ext. 2537

Date: 01 AUG 1994

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 : 4th February 1993

Address : 88-93 High Holborn, WC1

Proposal : Demolition of the existing buildings and redevelopment to provide office, retail and residential accommodation, as shown on drawings numbered 9243/01S, 02T, 03R, 04S, 05S, 06S, 07R, 08S, 09V, 12P, 13R and location plans as revised by letters dated 04/01/94, 03/02/94 & 07/07/94.

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 the site is commenced.
- 02 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.
- 03 The whole of the proposed development shall be completed and available for occupation before any part is brought into use.

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- 04 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 05 The details of parking and servicing arrangements shall not be otherwise than as shall have been submitted to and approved by the Council before any work on site is commenced. Such details shall show space for a maximum of 17 parked cars for the office use.
- 06 No development shall take place until full details of the proposed residential accommodation have been submitted to and approved by the Council.
- 07 The developer shall ensure that an archaeological investigation and excavation is carried out on this site, after demolition and clearance and before any development. All archaeological work shall be to the general satisfaction of the Council, to include prior approval by the Council of the specification, programming and archaeological organisation proposed for carrying out such work.
- 08 No construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level which takes account of the proposed running tunnels of the CrossRail Project including any ground movements arising from the construction of the CrossRail tunnels, has been submitted to and approved by the Council.
- 09 No development shall take place until a scheme for protecting the proposed building from noise/vibration arising from the construction and subsequent use of the CrossRail Project has been submitted to and approved by the Council, and all works which form part of such scheme shall be completed before any of the building hereby permitted is occupied.
- 10 No development shall take place until a scheme for protecting the proposed building from electrical interference from the adjacent line installation during the subsequent use of the CrossRail Project has been submitted to and approved by the Council, and all works which form part of such scheme shall be completed before any of the building hereby permitted is occupied.
- 11 The applicant shall so design this building that no material, or power source used either in the construction or operation of the building or produced within the building can cause or result in any adverse effect on the construction or operation of Crossrail.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- 03 In order to ensure that the development is completed and occupied as permitted.

01 such scheme shall be completed before any of the building hereby permitted is occupied.

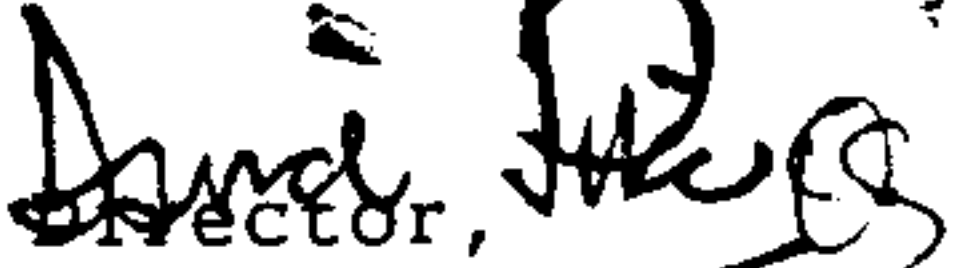
- 11 The applicant shall so design this building that no material, or power source used either in the construction or operation of the building or

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- 04 In order that the Council may give consideration to the details of the proposed development.
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- 06 In order that the Council may give consideration to the details of the proposed development.
- 07 To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on this site before development is carried out.
- 08 So that the Council and the CrossRail Project Team may be satisfied that the proposed CrossRail project is adequately safeguarded.
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- 11 So that the Council and the CrossRail Project Team may be satisfied that the proposed CrossRail project is adequately safeguarded.

Yours faithfully

Director,
Environment Department

(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.