



London County Council
ARCHITECT'S DEPARTMENT

T.P.9/R

Ref.
No.

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (5)

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (5)
WATERLOO 5000
Extension **17.3838/11**
IV/S/1
CASE No.

REGISTER OF APPLICATIONS

30 DEC 1960

Permission Granted
on an
Outline Application

Date of Council's decision

12/12/60

CASE No.

Reference No.

Particulars of an outline application under the Town and Country Planning Acts, 1947 to 1954, and the Town and Country Planning General Development Order, 1950.

Particulars of any direction under the above-named Acts and Order in respect of this application:
None Issued.

SCHEDULE

Date of application :

31 August 1960

Plans submitted:

19282 (Your Nos. 147/31/1B to 12D and 14D)

Development :

The redevelopment of the sites of Nos. 162-166 High Holborn Nos. 1-9 (consecutive) Museum Street and Nos. 10-13 (consecutive) West Central Street, Holborn, by the creation of a part 1 1/2-storey and part 2-storey building with basement, for use as eight flats on the top floor, offices on the 3rd to 12th floors inclusive, showrooms on the ground, 1st and 2nd floors and for use as a multi-storey garage and petrol filling station at the rear, generally as shown on plan submitted.

(i) The submission to and approval by the Council before any development is commenced of satisfactory detailed plans, sections and elevations of the proposed building, including full particulars of the proposed external finishes (including their colour and texture) such plans to show compliance with condition (ii) and condition (viii) below;

(ii) the distance between the IN and OUT accesses of the petrol filling station shall be increased by a minimum of 10 ft. and the traffic circulation within the curtilage of the site shall be revised to the Council's satisfaction;

Messrs. F. Borcham & Sons
42 Bloomsbury Square
W.C.1

Certified that this document contains a true record of a decision of the Council.

Signed *P. W. Davis*

(iii) the car-parking accommodation in the basement of the proposed building shall be provided and retained permanently for the accommodation of the vehicles of the occupiers and users of the show-rooms, offices and flats only, and shall not be used for any other purpose;

(iv) no loading or unloading of goods, including fuel, shall take place otherwise than within the curtilage of the building;

(v) the proposed building and fuel storage tanks, interceptor traps and other structures shall be set back behind the lines of widening in High Holborn and Museum Street as set out, to levels, by the Council's Chief Engineer on the site before building works commence; and all fuel pumps and openings to fuel storage tanks shall be set back 20 ft. behind the lines of widening;

(vi) all land in advance of the lines of widening in High Holborn and Museum Street shall be left open and unobstructed;

(vii) the erection of the building hereby permitted shall be commenced by 1 December 1965 and the site shall be cleared of existing buildings by that date failing which this permission shall become null and void;

(viii) the residential accommodation proposed in the building be increased by a minimum of 8 flats of familytype accommodation;

Reasons for the imposition of conditions

(i) to enable the Council to ensure ~~the~~ ensure that the proposed building is satisfactory in detail;

(ii) to secure satisfactory traffic arrangements in relation to the proposed petrol filling station and garage so as to avoid congestion of traffic in Museum Street;

(iii) and (iv) to ensure the provision and retention of car-parking accommodation for vehicles attached to the building and to avoid the obstruction of surrounding streets by waiting vehicles;

(v) and (vi) to safeguard the proposed widening of High Holborn and Hudson Street;

(vii) to ensure that this permission for a high building shall not affect the consideration of any proposals to develop other sites in the vicinity by being outstanding for an unreasonable period and

(viii) in order to ensure a satisfactory equivalent replacement of residential accommodation at present existing within the site.

I have to inform you:-

(1) that when detailed plans are submitted application will also be necessary under the Restriction of Ribbon Development (Provision of Means of Entrance and Egress to Buildings) London Order, 1936, and under Section 69 of the London County Council (General Powers) Act, 1933, and that you are invited to consult the Council's officers before detailed plans are submitted;

(2) that the Holborn Borough Council should be consulted with regard to the following:-

(a) filling of existing vaults;

(b) design and construction of retaining walls;

(c) provision of culverts;

(d) refuse disposal (London County Council (General Powers) Act, 1933);

(e) the projection over the public way at the west end of the northern boundary requires clarification and it may be advantageous to straighten out the building line by a "quid pro quo" exchange of land;

(3) that this decision is entirely without prejudice to the rights of adjoining owners with regard to daylight, particularly the properties in Gray Street;

(4) that this decision is without prejudice to the Council's powers under (a) the Petroleum (Regulation) Acts, 1928 and 1936, in which connection the proposal has a number of unsatisfactory features and the Chief Officer of the Public Control Department should be consulted before detailed plans are prepared and (b) London Building Acts, 1930-1939, in which connection application must be submitted under Section 51 of the London Building Act, 1939, as amended by Section 5 of the London County Council (General Powers) Act, 1934, and also under Sections 20 and 21 of the Building Acts (Amendment) Act, 1939, for the Council's consideration. The Council's officers should be consulted before submitting such applications and work must not be commenced until the Council's decision under such Sections of such Acts are known and until the result of any subsequent appeal or appeals (if any) to the Tribunal under Section 51 is also known;

(5) that this decision is made on the understanding that new windows will be formed in the affected parts of Nos. 15 and 17 Grape Street, where daylighting infringements occur on the boundary and the submission of detailed drawings pursuant to condition (1) of this permission should include details of such new windows and the agreements reached with the adjoining owners;

(6) that the Council notes with appreciation the offer to surrender the lands required for the widening of High Holborn and Museum Street consequent upon the redevelopment being carried out.

Yours faithfully,

Architect to the Council