



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

Item No. 13

12 JUL 1976

Messrs. A. Seifert and Partners,
34 Red Lion Square,
London, WC1R 4EQ.

Date

Your reference

SS/VE

Our reference

CSP/214/50/C/18694(2)

Telephone inquiries to:

J. Newby

Ext. 42

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACTS
Permission for development on an outline application (conditional)

The Council, in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the condition(s) set out therein and in accordance with the plan(s) submitted, save insofar as may otherwise be required by the said condition(s). Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

Date of application: 4th April 1974 SCHEDULE

Plans submitted: Reg.No: 18694R Your Nos: 1115/241-5, Revision A

Address: 199/206 High Holborn
2/6 Newton Street, W.C.1.

Development: IN CURBAGE

The retention of the existing facade at Nos. 199-206 High Holborn and the redevelopment of the site of the remainder of the building together with the sites of Nos. 201a-206 (concess) High Holborn and Nos. 2-8 (even) Newton Street for shops, offices, housing and ancillary storage, servicing, and car parking areas and plant rooms.

Conditions:

- (1) The siting, design, external appearance of the building(s) and the means of access thereto shall be as approved by the local planning authority before any work on the site is commenced.
- (2) Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the local planning authority within three years from the date of this permission.
- (3) The development must be begun not later than five years from the date of this permission or two years from the final approval of the matters reserved, whichever is the later.

Reasons:

- (1) In order that the Council may give consideration to the details of the proposed development.
- (2) & (3) In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional condition(s):

See attached sheet

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

September 1975

Special Conditions

- 2) Standard outline conditions.
- 3)
- 4) The existing facade to nos. 199-201 High Holborn shall be retained and incorporated into the new building as an integral part of the overall development.
- 5) Details of the method of support and preservation of the existing facade to nos. 199-201 High Holborn during the demolition of the remainder of the building and during the construction of the new building shall be submitted to and approved by the Council in consultation with the Greater London Council before any works, including demolition, on the site are commenced.
- 6) a) All the buildings situated at nos. 4, 6, and 8 Newton Street shall be demolished and the whole of that part of the site shall be cleared before any work of construction on the residential block hereby permitted is commenced.
b) All the buildings at present existing on the site, with the exception of the facade of nos. 199-201 High Holborn and such other structures as may be agreed in writing with the Council, shall be demolished and the whole site referred to cleared before any work of construction on the new office and shop building herein permitted is commenced.
- 7) The 4 residential car parking spaces shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the residential part of the development provided that nothing in this condition shall prevent the use of part of such car parking accommodation by persons or bodies for such periods and at such times as the Council may from time to time approve in writing.
- 8) The 5 ground level car parking spaces adjacent to the office building shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the shops and offices within the new development provided that nothing in this condition shall prevent the use of part of such car parking accommodation by persons or bodies for such periods and at such times as the Council may from time to time approve in writing.
- 9) 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.
- 10) The premises comprising not less than 9,142 sq. ft. of floorspace for use as plant rooms to be created by the said development, (being office premises by virtue of Section 73 of the Town and Country Planning Act 1971), shall be used as plant rooms and for no other purpose.
- 11) The gross office floorspace, excluding the area for ancillary plant rooms, created by the development hereby permitted shall not exceed 50,000 sq. ft.
- 12) The shops shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class I of the Schedule of the Town and Country Planning (Use Classes) Order 1972.
- 13) The housing accommodation and ancillary facilities shall be designed to comply with the Council's requirements in this respect and details thereof shall not be other than shall have been approved by the Council.
- 14) The overall height of the residential block above ground level, in Newton Street shall not exceed 39.6 metres.
- 15) Details of the refuse disposal system shall not be otherwise than as shall have been approved by the Council prior to commencement of any work on the site.
- 16) Details of the landscaping of all unbuilt-upon and roof areas shall not be otherwise than as shall have been approved by the Council within 6 months of the commencement of works on the site or such other time as the Council may agree in writing.

Reasons:

- 4) To ensure that the architectural and historic interest of the existing
- 5) listed building is preserved.
- 6) To ensure that the whole of the development is constructed and completed in accordance with the approved drawings.
- 7) Any other use of this car parking accommodation would be prejudicial to the amenities of the residential buildings or of the area generally.
- 8) 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.
- 9) To avoid obstruction of the surrounding streets and to safeguard amenities to adjacent premises.
- 10) In order that the development will be in conformity with the
- 11) Council's office policy in this area.
- 12) To prevent the unauthorized use of the shops for any of the purposes specifically excluded from Class I of the Schedule of the said Use Classes Order.
- 13) To ensure that the Council may be satisfied with the accommodation provided.
- 14) To safeguard the amenities of the adjoining premises and the area generally.
- 15) To ensure that arrangements for refuse disposal or collection are to the Council's satisfaction.
- 16) To enable the Council to ensure a reasonable standard of visual amenity in the scheme.

INFORMATIVE:

The Director of Works and Surveyor, Old Town Hall, 213 Haverstock Hill, N.W.5 (425 7171) should be consulted regarding the construction of the crossover on the public way and any work to, or under the public highway, including vaults and thresholds.