

Planning and Communications Department  
 Old Town Hall  
 197 High Holborn  
 London WC1V 7BG  
 Tel: 01-405 3411

B Schlaffenberg Dr Arch (Rome) Dip TP FRTP1  
 Director of Planning and Communications

Item No. **25**

Date **23 APR 1975**

**Messrs. E. F. Bennett & Son.,  
 262 High Holborn,  
 London, WC1V 7BB**

Your reference **87/308**

Our reference **874/24/8/21442**

Telephone inquiries to:

**Mr. Dwyer**

Ext. **42**

Dear Sir(s) or Madam,

**TOWN AND COUNTRY PLANNING ACTS  
 Permission for development (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.

**SCHEDULE**

Date of application: **8th September, 1975**

Plans submitted: Reg.No: **21442** Your No(s): **4207/1-7 (+6 plans as existing)**

Address: **Sicilian House and Vernon House, Sicilian Avenue, WC1**

Development: **Redevelopment behind the retained front facade to provide basement and ground floor shops, shop storages and office entrance, first to fourth floors offices and a fifth floor extension to provide offices and four flats.**

**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 condition(s):**

1. Details of the method of support and preservation of the existing facade to Sicilian Avenue during the demolition and reconstruction of the interior shall be submitted to and approved by the local planning authority in consultation with officers of the Greater London Council before any works on the site, including demolition, are commenced.
2. Details of the new roof storey shall be submitted to and approved by the local planning authority, in conjunction with officers of the Greater London Council Historic Buildings Division before any works are commenced on the site and such details shall include the treatment of the new dormer windows and the retained chimney stacks or their reconstruction in dummy form reproducing terra cotta dressings, overhanging courses and present dimensions.

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

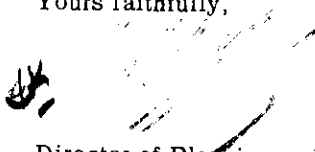
September 1975

See attached sheet.

Reason(s) for the imposition of condition(s):

- 1-6 In order that the Council may be satisfied with the external appearance of the building.
7. In order to preserve the character of the building and Sicilian Avenue 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 ensure that the building is completed and occupied as permitted.

Yours faithfully,

  
Director of Planning and Communications  
(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 within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.

**Additional Conditions Cont'd**

3. Samples of the materials to be used in the new roof shall be submitted to and approved by the local planning authority in consultation with the Greater London Council Historic Buildings Division before any work is commenced on the site.
4. All the leaded lights on the front elevation, where surviving, shall be retained.
5. All work of making good to the exterior of the building shall match the existing with regard to materials, texture, colour, and detailed execution.
6. Details of any alterations proposed to the existing shop fronts shall be submitted to, and approved by, the local planning authority in consultation with the Greater London Council Historic Buildings Division before any work is commenced on the site.
7. A total of 13 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 office floorspace in the completed building, with the exception of the service core and reception area, shall be sub-divided and let to independent firms in units of areas not exceeding 2,000 sq.ft. in size or in such other sizes as may be agreed in writing to the Council.
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, unless the agreement of the Council is obtained in writing prior to the occupation of the office floorspace.