



London County Council
ARCHITECT'S DEPARTMENT

TP/6AR

Ref.

No.

B.533

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

PERMISSION FOR DEVELOPMENT (CONDITIONAL)

REGISTER OF APPLICATIONS

23 MAY 1957

Telephone:
WATERLOO 5000

Extension

6160

CASE No.

53085/Rw

Reference No.

Date of Council's decision*

20.5.57

S,

Particulars of an application under the Town and Country Planning Act, 1947, and the Town and Country Planning (General Development) Order, 1950.

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

*Council's decision. Permission granted for the development referred to in the undermentioned schedule as shown on the plans submitted, subject to the conditions referred to.

SCHEDULE

Date of application: 4th March, 1957.

Plans submitted: s. 1829 and 22047 (as amended in blue ink) - your Nos. E/1201/1 to 8.

Development: The erection of a building and the formation of a new roadway on the site of the Kingsway Theatre and Nos. 7-18, Great Queen Street and Nos. 44-46, Parker Street, Holborn, and for its use for office, shop and public house purposes, generally as shown on the drawings submitted, as amended.

(1) Satisfactory detailed drawings showing (a) the conditional treatment of the proposed building, including the facing materials to be used, (b) the proposed treatment of all exposed portions of flank walls of the proposed building and adjoining existing buildings and (c) compliance with conditions 4, 5, 6, 7 and 8 below shall be submitted to and approved by the Council before the development of the site is commenced;

(2) the car-parking and loading space shown on the plans shall be provided and retained permanently for the accommodation of vehicles of the occupiers and users of the building only and shall not be used for any other purpose;

Name and address of applicant

Messrs. F. C. Mitchell & A. S. Batstone,
70, Victoria Street,
E.C.1.

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

Signed

Particulars of any Ministry decision on appeal under Section 16

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

(3) no loading or unloading of vehicles shall be undertaken otherwise than in the loading bay and unloading area shown on the plans;

(4) the four-storey wing next Parker Street shall be continued at its depth of 35 feet from the street frontage extending up to the party wall of Nos. 40-42, Parker Street;

(5) the overall width of the new road should be 40 feet to allow for a carriageway width of 24 feet and two 8 feet footways and 15 feet x 10 feet splays are required at the junction with Great Queen Street and Parker Street with 20 feet radius kerbs; the lines of widening of Great Queen Street and of the new road shall be agreed with the Council's Chief Engineer and the Holborn Borough Engineer and Surveyor before detailed drawings are prepared and on the site before any building work is begun; a request for the latter should be submitted at least four weeks before work is due to commence;

(6) the footway on the inside (northern) side of the ramp to the basement garage shall be increased to a minimum of three feet in width with an adequate kerb radius at the turn of 12 feet and a guard kerb of 18 inches wide shall be provided on the other side of the ramp;

XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

(7) the loading bay adjacent to the ramp shall be designed so as to enable goods vehicles to turn within the curtilage of the site, and also to service the public house, shops and that part of the building south-west of the new road;

() the depth of the five-storey block next Great Queen Street and adjoining nos. 19-21, Great Queen Street be limited to the depth of the adjoining five-storey building.

Reasons for the imposition of conditions

(1) and (4) to ensure a satisfactory elevational treatment;

(2), (3) and (7) to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of adjoining properties;

(5) to ensure that the building will conform with the proposed alterations to the adjoining roads;

(6) to increase the safety of the ramp;

() to ensure satisfactory daylighting conditions in the area at the back.

I have to inform you:-

(1) The Council would welcome facilities to be afforded to the Historic Buildings Section of the Architect's Department to make adequate records of nos. 17 and 18, Great Queen Street, which are buildings on the supplementary list of buildings prepared under Section 30 of the Town and Country Planning Act, 1947, and of No. 16 adjoining, when these are vacated, for the purposes of the Survey of London.

(2) The Holborn Metropolitan Borough Council should be consulted concerning the filling-in of voids under the public way, construction of retaining walls and the strength of the ground floor slab to be used as highway decking.

(3) Of the necessity of submitting an application for consideration by this Council under the Restriction of Ribbon Development (Provision of Means of Entrance and Egress to Buildings) London Order, 1936, such application to show the method of servicing shops and offices from the unloading area.

(4) The Council's decision under the London Building Acts, 1930-1939, will form the subject of a separate communication.

Yours faithfully,

Architect to the Council.