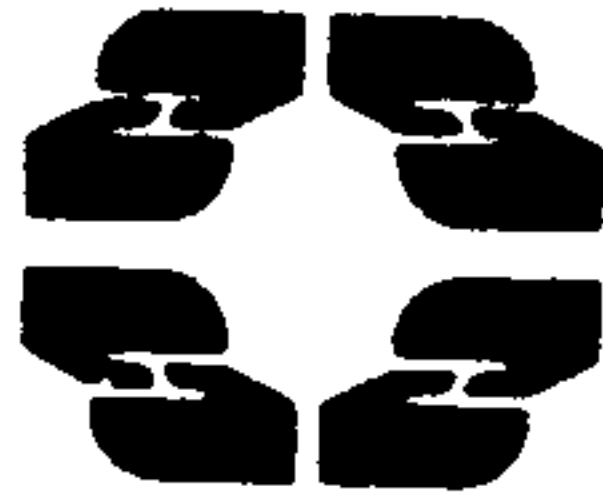


# London Borough of Camden



Planning and Transport Department  
Camden Town Hall  
Argyle Street Entrance Euston Road  
London WC1H 8EQ Tel: 278 4444  
David Pike MSc CEng MICE MRTPI  
Director of Planning and Transport

McKenna & Co.,  
Inveresk House,  
1 Aldwych,  
London, WC2.

Our Reference: PL/8800251/  
Case File No: M15/28/A  
Tel. Inqu:  
Christine Zacharia ext. 2678  
Date: 13th September 1988

(Ref. TMA)

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

● **Permission for Development on an Outline Application (Conditional)**

The Council, in pursuance of its powers under the above-mentioned Act and Orders 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 General Information attached hereto.

Your attention is also drawn to the Statement of Applicants Rights.

#### SCHEDULE

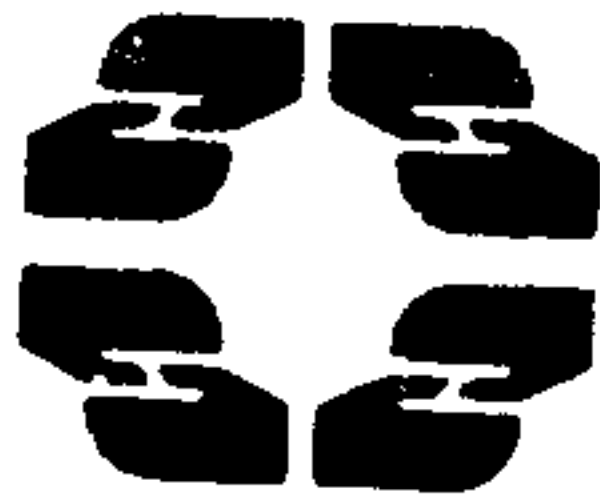
Date of Original Application : 9th June 1988

Address : 192-212 Gray's Inn Road and 10-22 Coley Street and  
underpart of 214 Gray's Inn Road, WC1.

● **Proposal :** The redevelopment for B1 use; including television purposes, storage and parking.

**Standard and Other Condition(s):**

- 01 The siting, design, external appearance of the building(s), the means of access thereto and the landscaping of the site ("the reserved matters") shall be approved by the Council before work on the site is commenced.
- 02 Application for approval of the reserved matters shall be submitted to the Council within three years from the date of this permission.
- 03 The total gross floor space shall not exceed 37,512m<sup>2</sup> of which no more than 24,033 shall be above ground, without prior approval of the Council.
- 04 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.
- 05 Details of access, with regard to contractor's vehicles and vans, during building operation, should be submitted to the Council before works commence.
- 06 Details of any plant/satellite receiving dishes shall be submitted to and approved by the Council before installation.
- 07 No process shall be carried on or machinery installed which is not as could be carried on or installed in any residential area without



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( Our Reference: PL/8800251/ )  
( Case File No: M15/28/A )

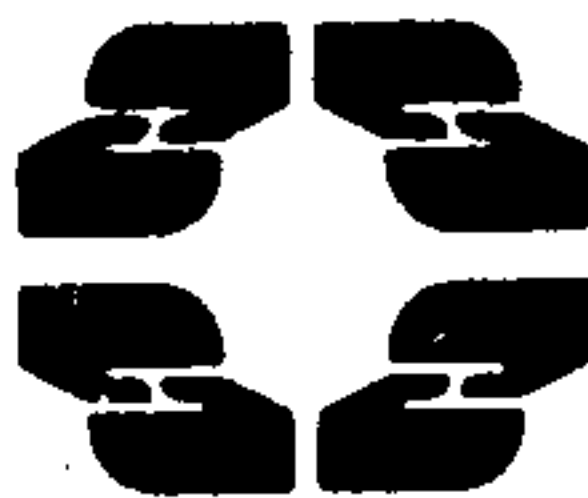
- detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 08 That car parking provision shall not exceed the Council's standards as set out in The Environmental Code, unless otherwise agreed by the Council and shall be retained permanently for the parking of vehicles the occupiers and users of the building 192-212 Gray's Inn Road.
  - 09 Details of the provision for access for disabled persons in compliance with the provisions of S.4 of the Chronically Sick and Disabled Person Act 1970, and the 1985 Building Regulations (as amended by Part M of T Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.

Reason(s) for Standard and Other Condition(s):

- 01 In order that the Council may give consideration to the details of the proposed development.
- 02 In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.
- 03 To ensure the development is implemented as permitted.
- 04 & 05. To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- 06 In order that the Council may give consideration to this matter and minimise noise disturbance and other nuisances in the immediate area.
- 07 To safeguard the amenities of the adjoining premises and the area generally.
- 08 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.
- 09 In order to ensure compliance with the terms of the Act and Regulations

Informative(s):

- 01 Your attention is drawn to requirements of Section 4, 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 that this building "for employment use or to which the public will be admitted" should be made accessible to disabled people wherever practicable. Guidance is provided in British Standard Institution Code of Practice BS5588 14/12/87 "Access for the Disabled to Buildings".
- 02 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You are advised to consult the Council's Director of Environmental Health and Consumer Services, 141 Euston Road, London, NW1 2RH. or to seek prior approval under 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 03 Works of construction and ancillary activity which would cause disturbance to adjoining residents should not take place otherwise than



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( Our Reference: PL/8800251/ )  
( Case File No: M15/28/A )

between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays in order to comply with locally enforced standards.

- 04 The applicants are requested to contact the Divisional Manager Thames Water Authority, Central Division, New River Head, Rosebury Avenue, London, EC1. (Tel.No: 01-833-6630) regarding works affecting the public sewerage system.
- 05 The Council welcomes the proposal of setting up a working party between ITN and representatives from local Tenants Associations, representative from contractors carrying out works to the building and Council Officers before any work commences and that the Working Party will continue once the work is complete and the building occupied.
- 06 In view of the special operational requirements of ITN the Council is willing to accept the provision of not less than 60 car parking spaces or such greater number as can be agreed with the Council and 10 parking spaces for outside broadcast vehicles for use by ITN; in all other circumstances Condition 08 attached to the above permission applies.

Yours faithfully

Director of Planning and Transport

JDM (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, Tollgate House, Foulton Street, Bristol, BS2 9DJ, 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.