

LONDON BOROUGH OF CAMDEN

45

MEMORANDUM

From: Town Clerk  
Ref: C-PD 4/1/46 LFC

To: Planning Officer  
Your Ref: CTP/L14/31/A/SKS/JM

12th April, 1967

Planning Appeal - 26/27 Argyle Square, W.C.1.

I attach, for your information, a copy of the Minister's decision concerning the above Appeal.

DFB

*Burles*

Town Clerk

Encl.

*Please return  
to JFW for  
reprint to Sub-Committee  
Model Rev*

CAMDEN PLANNING DEPARTMENT	
12 APR 1967	3
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MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locaplan. Parl, London

Telephone: TRAFalgar 8020 , ext. 41

Please address any reply to

THE SECRETARY

and quote: APP/44CB/A/14535

Your reference: FH/MM/A.1250

10 APR 1967

Gentlemen,

Town and Country Planning Act 1962 - Section 23  
Appeal by the South-East St. Pancras Unionist Club

1. I am directed by the Minister of Housing and Local Government to refer to your clients' appeal against the decision of the council of the London Borough of Camden to grant planning permission for "the reinstatement of war damaged premises at the rear of No. 27 Argyle Street, Camden and its uniting with the rear of No. 26 Argyle Square for use in connection with the existing Club; and alterations to the rear of No. 26" subject to the following conditions:-

- "(1) The limited period for the use hereby permitted shall be until 31st January 1972 on or before the expiration of which period the use shall be discontinued and determined.
- (2) This planning permission shall be personal to the South East St. Pancras Unionist Club and shall not enure for the benefit of the land and upon their ceasing to use the premises, they shall not be used for purposes other than such as may have been approved by the council.
- (3) The lintels over the windows in the rear portion of the east wall shall have brick facings.
- (4) All new work on the exterior shall be carried out in materials to match the existing.
- (5) No pipes, other than for rainwater disposal, shall be fixed to any external faces."

Condition No. 1 was said to be the sole point at issue.

The reasons for the imposition of these conditions were:

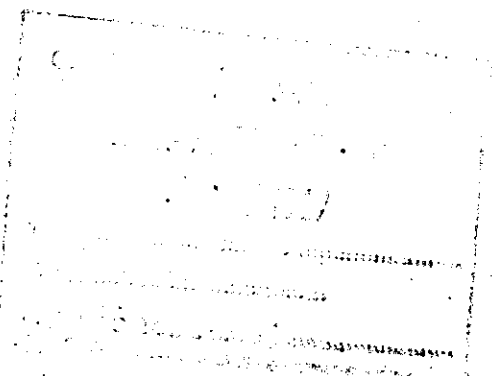
"(1) and (2) As the proposed use does not accord with the residential zoning of the area in the Initial Development Plan and is not such as the council would be prepared to accept permanently or in other than the special circumstances provided by the South East St. Pancras Unionist Club" and

"(3), (4) and (5) In order that the new works may relate satisfactorily to the main buildings which are included in the Supplementary List of Buildings of Historic or Architectural Interest".

2. The representations submitted in support of the appeal have been considered together with those of the council. An officer of the Department has visited the premises.

Messrs. Montagu Evans and Son  
Amery House  
11 Kingsway  
London, W.C.2.

/3. It



3. It is noted that the council's decision refers to the appeal premises as No. 27 Argyle Street and No. 26 Argyle Square whereas in the application for permission dated 10th August 1966 the premises were described as Nos. 26/27 Argyle Square. For this reason the Minister has decided, in accordance with his powers under section 23(4) of the Act of 1962, to deal with the application for permission as if it had been made to him in the first instance.

4. Argyle Square is on the south side of Euston Road opposite St. Pancras and King's Cross railway stations and the appeal premises are situated at the south-east corner of the Square. To the east of the appeal premises are blocks of modern flats and behind, to the south, is a Victorian housing estate. Behind the appeal premises is a wide pedestrian right-of-way which provides a means of rear access to the premises.

5. No. 26 Argyle Square is the Club premises; it is four stories in height and contains committee rooms, a bar and lavatories on the ground, first and second floors and a caretaker's flat on the top floor. In what was originally the garden, and extending to the pedestrian right-of-way, is a two-storied structure; a billiard room with two tables and lavatories is on the lower floor and the upper floor is a club room with a stage. No. 27 Argyle Square is wholly residential; it, too, had a two-storey addition at the rear, but that part suffered war damage and is unusable.

6. The proposed development involves the extension of the club premises over the rear part of No. 27 Argyle Square and the work includes the provision of two large rooms at lower ground floor level and a large hall at ground floor level, together with improved cloakroom facilities.

7. It is noted that the appeal premises are within an area allocated primarily for residential purposes in the Initial Development Plan for Greater London and that they are included in the Supplementary List of Buildings of Historic or Architectural Interest.

8. The Club has been established at No. 26 Argyle Square for many years and it is considered that it is well situated and does nothing to lower the character of the area.

9. Although the council's reasons for wishing to retain a degree of control over the use of the proposed development are appreciated, the view is taken that no harm would be caused to the locality by the granting of a permanent consent. Furthermore, since the existing Club premises are apparently not subject to a personal permission, it is considered that it would be unreasonable to impose such a permission on an extension of those premises. It is accepted that because of the need to obtain a suitable standard of building works the conditions imposed by the council affecting design and external appearance should be reimposed.

10. Accordingly, the Minister hereby grants planning permission for the reinstatement of the war damaged premises at the rear of No. 27 Argyle Square, its uniting with the rear of No. 26 Argyle Square for use in connection with the existing Club, and alterations to the rear of No. 26 Argyle Square in accordance with drawing Nos. 1250/1-6 which accompanied the application for permission dated 10th August 1966 subject to the following conditions:-

- (i) the lintels over the windows in the rear portion of the east wall shall have brick facings;

/(ii)

- (ii) all new work on the exterior shall be carried out in materials to match the existing; and
- (iii) no pipes, other than for rainwater disposal, shall be fixed to any external faces.

11. This letter does not convey any approval or consent required under any enactment, bye-law, order or regulation other than section 13 of the Town and Country Planning Act 1962.

I am, Gentlemen,  
Your obedient Servant,

M. H. H. SEGAL

Authorised by the Minister  
to sign in that behalf.