

P L A N N I N G A N D T R A N S P O R T S E R V I C E S

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

CAMDEN TOWN HALL
 ARGYLE STREET ENTRANCE
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HEAD OF PLANNING AND TRANSPORT SERVICES RICHARD RAWES - BA (Hons), MICE, CEng, DIP TE

EPR Architects Ltd.,
 21 Douglas Street,
 London, SW1P 4PE.

Our Reference: PL/8900387/R1
 Case File No: N15/25/G
 Tel.Inqu:
 Mr.Hoets ext. 2670
 (Please ring after 2.00pm unless
 enquiring about Tree applications.)

(Ref:GM/ABS/7807)

Date: - 7 AUG 1990

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 Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 18th August 1989

Address : First Avenue House, 40-49 High Holborn, 52 Bedford Row
 and 8, 9 & 10 Brownlow Street, WC1

Proposal : IN OUTLINE:
 Redevelopment of site A for office purposes and
 redevelopment of site B behind facades for office
 purposes.
 as shown on drawing numbers 7807/PA/103A & 106A, and 7 x
 unnumbered A3 size perspective sketches and site plan
 (6807/TP/01), revised by letter dated 7th March 1990.

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 development must be begun not later than either five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later.
- 04 The use of the office areas shown on the High Holborn frontage (drawing number 7807/PA/103A) shall only be for purposes falling within Classes A2 or A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to those Classes in any

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- statutory instrument revoking and re-enacting that Order.
- 05 Precise details as to the techniques to be used to ensure the retention of the facades of the buildings within site B on the submitted site plan shall be submitted to and approved by the Council before any work of demolition within site B begins.
- 06 The developer shall ensure that an archaeological investigation and excavation is carried out on this site, after demolition and clearance and before any development. All archaeological work shall be to the general satisfaction of the Council, to include prior approval by the Council of the specification programming and archaeological organisation proposed for carrying out such work.

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 & 03. In order to comply with the provisions of Section 42 of the Town and Country Planning Act 1971.
- 04 So that the Council may be satisfied as to the character and appearance of the shopping frontage in High Holborn.
- 05 So that the Council may be satisfied that the proposed development will proceed as indicated in the application in the interests of safeguarding the character and appearance of the conservation area.
- 06 To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on this site before development is carried out.

Informative(s):

- 01 Your attention is drawn to the existence of a trunk sewer and a public sewer below Brownlow Street. Before starting work you should consult the Council's Head of Engineering, 141 Euston Road, NW1 and Thames Water, Central Division (South East), New River Head, Rosebery Avenue, London, EC1 4TP in respect of these.
- 02 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisation to abide by its provisions.
- 03 Your attention is drawn to the requirements of Sections 4, 7, and 8A of the Chronically Sick & Disabled Persons Act 1970 that this development (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 Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".

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- 04 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 Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU (tel: 071 388 2484) or to seek prior approval under Section 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.
- 05 In good time prior to the start of construction (or, if appropriate, demolition) on site the contractor shall discuss and agree with the Council detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 06 Your attention is drawn to the need to consult the Council's Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU (071 413 6066/7/8) regarding arrangements for the disposal of refuse.
- 07 There is a statutory requirement to provide sanitary conveniences for disabled persons in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987). You are advised to consult the District Surveyor, Engineering Services - Building Control, 141 Euston Road, NW1 2AU, (071 413 6100) in respect of compliance with this requirement.

Yours faithfully,

R.D. Rawes

JBM

Head of Planning, Transport & Employment Services
 (Duly authorised by the Council to sign this document)