



Planning Department

Old Town Hall
197 High Holborn
London, WC1
Telephone: 01-405 8411

31-12-69

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP,
Planning Officer MTPI

Date 17th January 1970

Your reference 200/43

Our reference 111/112/1014

Telephone inquiries to:

Ext. 45
or 105

London, B & H Westwood, 202
21 Bedford Street,
London, W.C.1.

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACTS, 1962-1968
LONDON GOVERNMENT ACT 1963**

Permission for development on an outline application (conditional)

The Council in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby grants permission on an outline application for development referred to in the undermentioned Schedule, subject to the conditions set out therein.

This permission is given subject to the application for reserved matters being made within three years from the date of this application and also to the time limit condition imposed by the Town and Country Planning Act 1968. It is also subject to due compliance with the local Acts, regulations, building byelaws 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 (a) to the provisions of the London Building Acts 1930-39 and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office and (b) to the Statement of Applicant's set out overleaf.

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.

SCHEDULE

Date of application: 17th October, 1968

Plans submitted: Reg. No:

Your No:

Development:

The development of the sites of Nos 1-7 Cambridge Terrace, 55-61 Albany Street, 1-3 Chester Gate and Cambridge Terrace House, London by the reinstatement of Cambridge Terrace and the erection of buildings to provide offices for charitable organisations and residential accommodation for students.

Conditions:

- (1) The siting, design, external appearance of the building(s) and the means of access thereto shall be as approved by the local planning authority before any work on the site is commenced.
- (2) Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the local planning authority within three years from the date of this permission.
- (3) The development must be begun not later than five years from the date of this permission or two years from the final approval of the matters reserved, whichever is the later.

All correspondence to be addressed
to the Planning Officer.

P.T.O.

Additional Conditions

- (1) The building shall not be erected otherwise than in accordance with detailed plans, sections & elevations, including full or substantial scale section materials prepared, which shall have been approved by the Council before any work on the site is commenced.
- (2) Drawings required by Condition (1) shall show:-
 - (i) adequate provision for the parking of cars in accordance with the Council's standards in this respect. Such provision shall occupy not less than 30,000 sq.ft. of floor space;
 - (ii) compliance with the Council's daylighting standards;
 - (iii) adequate facilities for calling vehicles serving the buildings;
 - (iv) compliance with the requirements of condition (5).
- (3) The office premises in the development hereby permitted shall not be occupied other than by charities within the meaning of Section 45(1) of the Charities Act 1960, except that not more than 10,000 sq.ft. of these premises, measured gross externally, may be occupied by institutions or other organizations which are not established or conducted for profit and whose main objects are charitable or otherwise philanthropic or religious or concerned with education, social welfare, science, literature or the fine arts.
- (4) Not less than 6,000 sq.ft. of the office floor space shall be used as assembly and conference rooms and for no other purpose.
- (5) Not less than 14,000 sq.ft. of the office floor space shall be used as libraries and for no other purpose.
- (6) Nos 79 and 81 Albany Street, No. 5 Chester Gate and the Chester Arms Public House shall be retained as far as their external appearance is concerned.
- (7) The office floor space to be provided within this development shall not exceed 90,000 sq.ft. (including those amounts specified in conditions 3, 4 & 5) and at no time thereafter shall the building contain offices in excess of this amount whether by change of use or otherwise.
- (8) The 30,000 sq.ft. of floor space, referred to in condition 2(1) shall be used for car parking accommodation and for no other purpose.

Reasons for imposing additional conditions

- (1) In order that the Council may give consideration to the details of the proposed development.
- (2) In order that the development may be generally acceptable in regard to form, size and traffic generation.
- (3), (4), (5)
(7) and (8)
The office use is not in conformity with the zoning and the Council, together with the Board of Trade, consider that only with a restriction of this kind can offices be accepted in this locality.
- (6) In order to maintain the present important approach to Regents Park in an architectural setting.

Further information

- (1) A limited building application is required in regard to Cambridge Terrace.
- (2) Consultation with Council's officers over the form of the new development and the integration of the ideas is to be pursued, is advised.
- (3) Upon completion of the development, the Council should be consulted prior to the granting of a permit to any construction not already included in the list of intending occupiers.

Yours faithfully,

Planning Officer
(fully authorized by the Council
to sign this document)