



London County Council
ARCHITECT'S DEPARTMENT

TP/6AR

Ref.

No.

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

PERMISSION FOR DEVELOPMENT (CONDITIONAL)

REGISTER OF APPLICATIONS

Telephone.
WATERLOO 5000

Extension

CASE No.

APPLICANTS

REF.

TP/101019/C

B.Gen/A/RF/CN

5 DEC 1962

Date of Council's decision*

21.8.62

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 mentioned schedule as shown on the plans submitted, subject to the conditions set out in the schedule.

SCHEDULE

Date of application: **28 December 1961 (44-51 Russell Square),**

Regd. 13 March 1962 (52-60 Russell Square).

Plans submitted Nos. **27343 and 21526 (Your drawing Nos. B.Gen.A./1 and B.77/13 and 14).**

Description: The redevelopment of the sites of 44-51 and 52-60 Russell Square, Holborn, by the erection of similar buildings comprising basement, ground, and six floors over for use as storage and car park in the basement, offices on the ground, first, second, third and fourth floors, and flats on the fifth and sixth floors at 52-60 Russell Square, and storage in the basement, offices on the ground and first floors, offices and flats on the second, third and fourth floors, and flats on the fifth and sixth floors at 44-51 Russell Square.

Conditions

(1) The building shall not be erected otherwise than in accordance with detailed plans, sections and elevations, including full particulars of the facing materials proposed, which shall have been approved by the Council before any work on the site is commenced.

Name and address of applicant.

**Messrs. Gerald Shenstone &
Partners
34 Bloomsbury Way
London, W.C.1**

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

Signed

RA Biddulph

Particulars of any Ministry decision on appeal under Section 16

Conditions cont'd.

(2) That car parking spaces for at least 75 vehicles shall be provided within the curtilage of the two sites and retained permanently for the accommodation of vehicles of the occupiers and users of the remainder of the buildings provided that nothing in this condition shall prevent the use of such car parking accommodation, or any part thereof, by persons or bodies for such periods and at such times as the Council may from time to time approve in writing.

(3) That the total gross office floor space in the two sites shall not exceed 95,000 sq. ft.

(4) 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.

(5) That all buildings above ground level be sited behind the line of widening for Southampton Row, and to levels which shall be set out on the site by the Chief Engineer before any detailed plans are prepared.

(6) All land in advance of the new buildings must be made level with the public way and left free of obstruction.

(7) That the basement on the Southampton Row frontage shall not project more than 10 feet in advance of the line of widening and is to be designed to the approval of the Chief Engineer, and a minimum depth of 3 ft. should be provided between the top of the basement slab and the ultimate footway level as specified by the Chief Engineer.

(8) That splays shall be provided on the corners of the proposed buildings measuring 10' x 10' at the junction of Russell Square with Montague Street, and on each side of the junction of Russell Square with Bedford Place, and 20' x 20' at the junction of Russell Square with Southampton Row.

(9) That the carriageways leading to the car park shown on plan Regd. No. 27343 shall be widened to 10 ft. in width and in addition that guard kerbs measuring 1' 6" wide shall be provided on each side of the carriageways.

(10) That the car parking platform shown at the rear of the building on plan Regd. No. 21526 shall be not more than eight ft. above ground level.

(11) That the proposed vehicular access to Southampton Row shall be eliminated and that the applicants consult the Council's Chief Engineer in order to arrive at a more satisfactory scheme for traffic circulation within the sites.

(12) That no lift motor or tank rooms shall project from the main envelope of the buildings.

(13) That the phasing of the development shall be indicated upon the drawings required by condition (1) and at the completion of each phase there shall be no diminution in the amount of residential accommodation as compared with that now existing.

Reasons for the imposition of conditions

- (1) In order that the Council may be satisfied as to the details of the proposal.
- (2) To ensure the permanent retention of the garage space for parking purposes and to ensure that the use of the building does not add to congestion.
- (3) The proposal is contrary to the Council's policy of preventing increased congestion in the central zone by resisting the increase of office floor space in this area.
- (4) To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- (5) and (7) In order to safeguard the widening of Southampton Row.
- (6) In order that the Council may be satisfied as to the appearance of the proposal, and that there may be no pedestrian hazard caused by the proposal.
- (8) In order that adequate sight lines may be provided for vehicles entering Russell Square.
- (9) In order to facilitate the circulation of vehicles within the site.
- (10) In order that the platform shall not interfere with daylighting to the rear of the proposed building.
- (11) In order to prevent congestion in Southampton Row and within the sites.
- (12) In order that the Council may be satisfied as to the appearance of these buildings in a prominent position.
- (13) To ensure that there is no loss of residential accommodation on this site which is zoned for residential use in the County of London Development Plan.

I have to inform you that:-

- (1) This decision is without prejudice to the Council's powers under the Restriction of Ribbon Development (Provision of Means of Entrance and Egress to Buildings) London Order, 1936, in respect of which application should be made to the Council with regard to these proposals.
- (2) The Chief Engineer should be given four weeks notice in writing of the applicants' readiness to have the line of widening indicated on the site; this line, with the appropriate setting out plan number, should be shown on any detailed plan submitted for approval.

(3) Of the need to apply for consideration under Section 34 of the London Building Acts (Amendment) Act, 1939, with regard to means of escape in respect of the proposed development. It is recommended that the applicants should consult the Council's officers on this subject since the proposals, as submitted, are not entirely satisfactory in this respect.

(4) That this decision is without prejudice to the Council's powers under the Petroleum (Consolidation) Act, 1928.

Yours faithfully,

Architect to the Council
duly authorised by the
Council to sign this
document.