



ENVIRONMENT

Development Control
Planning Services

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Application No: PS9804997R1

Jocelyn Burton
50c Red Lion Street
London
WC1R 4PK

25th February 1999

ACKNOWLEDGEMENT OF REVISED APPLICATION

Dear Sir/Madam,

Type of Application : Revised full planning application

50c Red Lion Street, WC1

Your REVISED application dated 15/02/1999, was received by the Council on 18/02/1999 and is being dealt with by Jay Turner on 0171 278 4444 ext 2537. Due to the type of application the anticipated decision route is Delegated.

The Council has a statutory obligation to deal with applications within eight weeks of receipt of revised information. You should therefore receive a decision on your application by 15th April 1999.

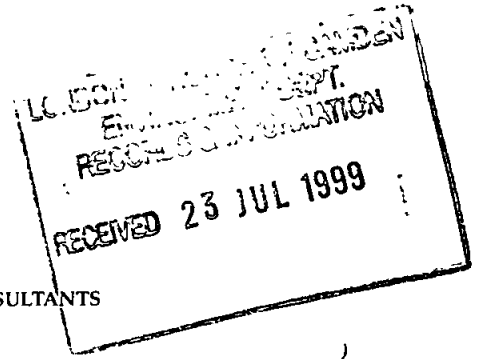
If you do not receive a decision by the determination date, you may appeal within six months. The appeal form is only available from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. If you decide to appeal, the Secretary of State takes over responsibility for determining your application. This is in accordance with Section 78 of the Town and Country Planning Act 1990.

Director of Environment Department

Revack1/ TPFU/APDP/OUTP/ROUP/VDC



CHARTERED SURVEYORS
COMMERCIAL AND INDUSTRIAL PROPERTY CONSULTANTS



London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

copy of [unclear] [unclear]
APB

21 July 1999

Our Ref: SJT/LR/FRE0002/3820

Dear Sirs

50C RED LION STREET, WC1 - APPLICATION NO. PS9804997RI

We write further to our letters dated 10 March and 19 May 1999 in connection with the above.

We would be obliged if you would contact us to advise of the present position regarding the planning application.

Yours faithfully

STEVE TIMPSON

My new email address is: sjt@apbleicester.co.uk

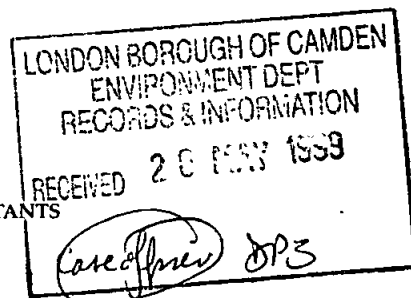
*Phoned
26.7.99
Jay*

13 De Montfort Street, Leicester LE1 7GE.
Telephone: (0116) 254 0382. Fax: (0116) 255 5071.

Partners: R.N. Kenyon FRICS. J.G. Blenkin FRICS. J.B. Phillips FRICS.
Associates: S.J. Timpson FRICS. B.E. Moore FRICS. S.R. Scott ARICS.



CHARTERED SURVEYORS
COMMERCIAL AND INDUSTRIAL PROPERTY CONSULTANTS



London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

19 May 1999
Our Ref: SJT/LR/3820

Dear Sirs

50C RED LION STREET, WC1 - APPLICATION NO. PS9804997RI

Further to our letter of the 10th March we would be pleased if you could confirm the latest position regarding the planning application.

Yours faithfully

STEVE TIMPSON

E-mail: APBLEics@AOL.com

13 De Montfort Street, Leicester LE1 7GE.
Telephone: (0116) 254 0382. Fax: (0116) 255 5071.

Partners: R.N. Kenyon FRICS. J.G. Blenkin FRICS. J.B. Phillips FRICS.
Associates: S.J. Timpson FRICS. B.E. Moore FRICS. S.R. Scott ARICS.



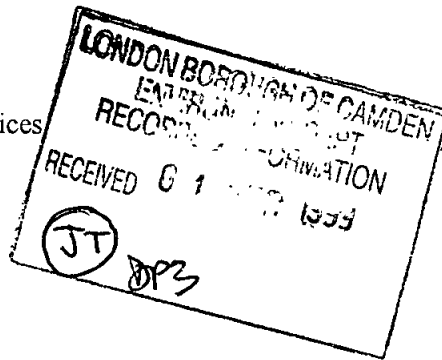
**ACHURCH · PHILLIPS
BLENKIN**

**CHARTERED SURVEYORS
COMMERCIAL AND INDUSTRIAL PROPERTY CONSULTANTS**

Our Ref: SJT/LR/9585 & 3820
Application No: PS9804997
Case File No: N15/13/A

29 January 1999

Ms J Turner
London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London
WC1H 8ND



*phoned
4.2.99*

Dear Ms Turner

**WILLIAM FREER LTD - FREEHOLDERS
49 RED LION STEET AND 7A LAMBS CONDUIT PASSAGE, CAMDEN**

50c flat Red Lion St.

Further to my letter dated 23 November 1998 regarding a planning application in respect of the above properties, I notice from my file that I do not appear to have received a reply.

I would appreciate notification of the present position with regard to this application in order to be able to advise my client.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

STEVE TIMPSON

e-mail: APBLEICS@AOL.com

*Send details
of RI
when it comes
in*

13 De Montfort Street, Leicester LE1 7GE.
Telephone: (0116) 254 0382. Fax: (0116) 255 5071.

Partners: R.N. Kenyon FRICS. J.G. Blenkin FRICS. J.B. Phillips FRICS.
Associates: S.J. Timpson FRICS. B.E. Moore FRICS. S.R. Scott ARICS.

APB

**ACHURCH · PHILLIPS
BLENKIN**

CHARTERED SURVEYORS
COMMERCIAL AND INDUSTRIAL PROPERTY CONSULTANTS

TURJ

LONDON E.C. RECORDS	LONDON BOROUGH OF CAMDEN DEPT. PLANNING
RECEIVED 12 MAR 1999	
<i>Case officer DP3 nr</i>	

London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

10 March 1999

Our Ref: SJT/LR/3820

Dear Sirs

50C RED LION STREET, WC1 - APPLICATION NO. PS9804997RI

We thank you for your letter dated 25 February 1999 and have taken note of your comments. The comments in our letter to you dated 23 November 1998 (copy enclosed) still apply and we look forward to hearing further from you.

Yours faithfully

STEVE TIMPSON

E-mail: APBLEics@AOL.com

*Not an
OBJ*

13 De Montfort Street, Leicester LE1 7GE.
Telephone: (0116) 254 0382. Fax: (0116) 255 5071.

Partners: R.N. Kenyon FRICS. J.G. Blenkin FRICS. J.B. Phillips FRICS.
Associates: S.J. Timpson FRICS. B.E. Moore FRICS. S.R. Scott ARICS.

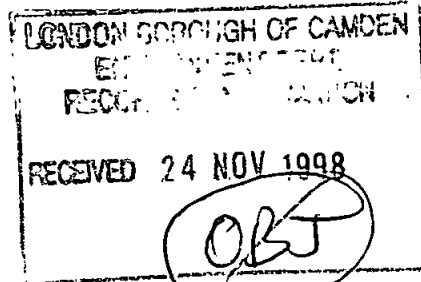


CHARTERED SURVEYORS
COMMERCIAL AND INDUSTRIAL PROPERTY CONSULTANTS

Our Ref: SJT/LR/9585 & 3820
Application No: ~~PS9804997~~
Case File No: N15/13/A

23 November 1998

London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London
WC1H 8ND



NOBJ

TURJ

Dear Sirs

WILLIAM FREER LTD - FREEHOLDERS
49 RED LION STEET AND 7A LAMBS CONDUIT PASSAGE, CAMDEN

50

We are in receipt of a copy of your letter dated 4 November 1998 in respect of the above and, following a conversation with your office on 19 November 1998, we understand that the proposal relates to the expansion of business space at the subject premises.

Our client is the freeholder of the above premises, shown on the attached ordnance survey extract. An area outlined in blue on the plan shows access rights enjoyed by our client's premises which are currently tenanted. Our client would not wish to see anything approved that would interfere with the rights of access and would expect the Council to take due regard of the conservation area aspects of the buildings, and that our client's interests are not adversely affected.

1.
2.

3.

We look forward to hearing further from you in this matter in due course.

Yours sincerely

STEVE TIMPSON

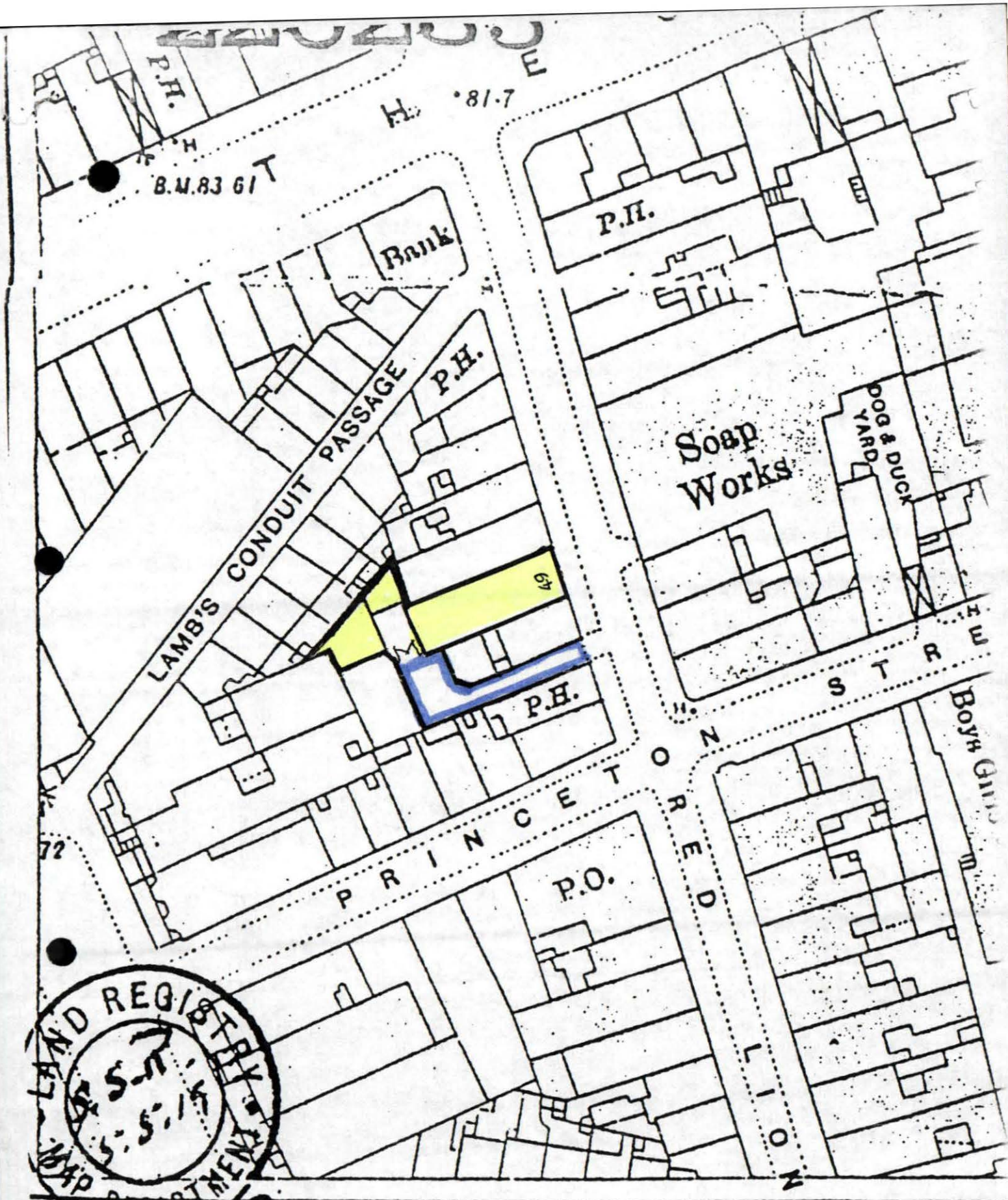
e-mail: APBLEics@AOL.com

Points
1.
2.
3.

These matters have been taken into account + are not considered to be an objection

13 De Montfort Street, Leicester LE1 7GE.
Telephone: (0116) 254 0382. Fax: (0116) 255 5071.

Partners: R.N. Kenyon FRICS. J.G. Blenkin FRICS. J.B. Phillips FRICS.
Associates: S.J. Timpson FRICS. B.E. Moore FRICS. S.R. Scott ARICS.



B.M. 83 61 T

H. 81.7

Bank

P.H.

LAMB'S CONDUIT PASSAGE

P.H.

Soap Works

DOG & DUCK YARD

P.H.

PRINCETON

P.O.

NORDEON ST

BOYH GILD



W8:1 - 1.23

ST.

16 Princeton Street
London WC1

21 April 1999

BY POST AND BY FAX TO: 0171 3141975

Ms Jay Turner
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

TUR J

NOBJ

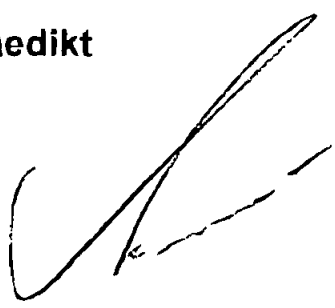
Dear Ms Turner

RE: APPLICATION: 50C RED LION STREET, WC1.

Further to our telephone conversation I confirm that I withdraw my objection of my letter dated 23rd of March 1999 to her planning application.

Yours sincerely

C Benedikt



Admin
Please amend
PAEIS
to show
No objection
To Jay

16 Princeton Street
London WC1

23rd March 1999

BY POST AND BY FAX TO: 0171 3141975

Ms Jay Turner
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Dear Ms Turner

RE: APPLICATION: 50C RED LION STREET, WC1.

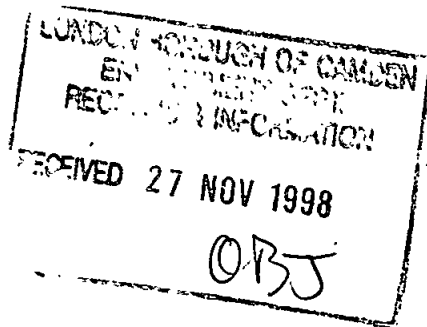
I still oppose the revised application from the above address for the same reason as outlined in my letter to you of 24th November '98.

Yours sincerely



C. BENEDIKT

BY POST AND BY FAX TO: 0171 314 1975



16 Princeton Street
London WC1

24th November 98

Mr Jay Turner
Planning Services
London Borough of Camden
Town hall
Argyle Street
London WC1H 8ND

Dear Sir

Re: Application No: PS9804997

Unfortunately I received your letter only yesterday due to the fact that refurbishment is being carried out in the ground floor and it is unoccupied. I have immediately instructed our architect to submit our comments on the application.

On behalf of the freeholder of the property and the lease of the ground floor, I oppose the application for the following reason.

The ground floor lacks natural light due to the wall of the back garden. Any extension of the proposed development would further effect the light of the ground floor and lower ground floor.

I would be most grateful if you could send your reply to me at 99 Geldeston Road, London E5 8RS.

Yours Sincerely

© Benedikt



ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

The Occupier(s)
Lower Flat
2 South Hill Park Gardens
London
NW3

Application No: PW9802965
Related No:PW9802923
Case File:E8/2/B

18th December 1998

THIS LETTER IS ABOUT A PLANNING APPLICATION ON A PROPERTY NEAR YOU

Dear Sir/ Madam,

Proposed development :
Application for approval of details pursuant to additional
condition 09 of planning permission (PW9802608R1) granted
on 19th November 1998.
(Plans submitted)

at 12-14a South Hill Park Gardens, NW3

An application for permission to carry out the above work has been received by the Council and is being dealt with by Charles Thuaire on 0171 860 5867.

You may inspect the application and any submitted plans at the One Stop Reception, 5th floor, Camden Town Hall, Argyle Street, WC1 8EQ between 9.00am and 5.00pm, Monday to Friday.

Please note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

If you would like to submit comments on the application, please do so in writing, within 21 days from the date of this letter.
(Please quote the above application number).

If you do write in your letter will be acknowledged and you will be notified of the Council's decision in due course.

It is anticipated that the decision will be made by officers under delegated powers.

If you are not the owner of the property you occupy, please tell the owner about this letter.

Director of Environment Department
NBR1letter

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTPI

Bruce's
Comments

ORIGINAL

50C RED LION STREET

The front of the building can be seen by entering the alley between 50 and 51 Red Lion Street. It is attractively picturesque in timber construction with large multi-paned windows at the first floor with a loading opening in the centre. There is a long dormer to the slated (appeared slate) roof plus some patent glazing to the front slope. The yard in front of the building is in granite sets adding to the attractive appearance which makes a positive contribution to the Conservation area. The rear elevation faces amenity space to Tresham House. The application site seems to have a door on to this amenity space, the back of which is at a higher level. The application drawings are marked with a boundary which indicates that none of this amenity space is owned by the applicant. The wall of the application site is visible from Lambs Conduit Passage is brick of three distinct colours with, in addition to the door already referred two semi-circular windows at first floor which do not appear to have window frames and two square windows at ground floor which are quite close to ground. These latter are the back windows to the office. Immediately to the south of the site and abutting the site is 20-22 Princeton Street, a block of flats called Ormion Court. The main part of the premises is two storey plus roof with dormers/ roof lights whilst the wall facing Lambs Conduit Passage is a full three storeys. The existing pitched roof is not visible because this wall provides a storey high parapet above it.

The Proposal

The rear taller area with a stone slab floor at first floor but no roof is to be partially demolished and brought into use as part of the house/studio. The rear roof slope is removed and a flat roof taken across on the ridge to this rear wall creating another floor. It is proposed that this roof be used as a terrace. Further windows are proposed through the party wall on to the open amenity space.

Comments

Although theoretically, the roof terrace would not raise the height, a parapet would be necessary, or a railing. This would increase the height above the ridge and alter the appearance from the front. This terrace would be overshadowed by surrounding premises. I do not consider this terrace satisfactory. With regard to the new openings in the wall at second floor, the Window 7 is a projection over land not owned by the applicant and also a balcony is proposed. These are new projections and are not normally acceptable. Additionally the additional Window W7 would allow overlooking of windows in Ormion Court.

The additional windows at first floor are in party walls. Unless the applicant can demonstrate interest in the land I do not think we should agree these. I think the space at second floor created by altering the roof and the use of the space within the height of the existing roof at brick wall perhaps lit by roof lights, is the

only thing we could regard as satisfactory. I have talked very quickly to Building Control and they say additional windows/openings in party walls are not acceptable. They also said that internally the layout was not satisfactory in the way that staircases are arranged. This being an unlisted building it would not be a concern for us.

Bruce Methven

Reports / C 3 external / Redden SOC



ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

Our ref N15/13/A/PS9804997
Tel Inq Mrs Jay Turner

Date 21.12.1998

Jocelyn Burton
50C Red Lion Street
WC1 R4PK

Dear Ms Burton,

Town and Country Planning Act 1990

50C RED LION STREET

I refer to your planning application and my site visit on 10th December. Thank you for showing me around the site. I consider the use of the building to be a sui generis mixed use building. As such it does not enjoy any permitted development rights. I have now consulted colleagues in our Conservation and Design Section and the Building Control team on your proposals. As a result I have a number of suggestions for amendments to your proposals in order to reach an acceptable application which I could recommend for planning permission.

In assessing your scheme, I am considering the following factors:-

- the fact that this is a building of considerable character and history in a conservation area. All alterations to buildings in conservation areas must at least preserve their character and appearance and preferably provide an enhancement.
- the relationship of existing windows in adjoining properties with proposed new windows in the rear of the property, with respect to the need to prevent overlooking into existing windows of nearby dwellings. The Council has clear policies on the protection of privacy.
- the issue of overlooking from the proposed roof terrace into existing windows of the adjacent flats in Princeton Street;
- Building control matters in relation to windows in boundary walls and the need to minimize the risk of fire spreading to adjacent properties.

Proposed roof terrace

Although the roof terrace would not raise the height of the existing roof, as the proposed flat roof would come to the height of the existing pitch, a parapet would be necessary, or a railing in the position of the existing pitch, and as such would be seen from the entrance yard. This alteration would increase the height

of the building above the ridge and alter the appearance from the front of the building in a manner considered harmful to the character of the conservation area. This terrace would also overlook the surrounding premises. For these two reasons, I do not consider this proposed roof terrace satisfactory.

Proposed window openings and projections in the old wall at the rear

With regard to the proposed openings and projections in the boundary wall at second floor, the proposed Window 7 at second floor level is a projection over land not owned by the applicant and also a projecting balcony is proposed. We have talked to Building Control and they state that additional windows/openings in party walls are generally not acceptable. These are new projections and are not considered acceptable. Additionally the proposed Window W7 would allow overlooking of windows in Omnium Court. A further concern regarding the additional windows in the old wall is the number of additional insertions which would have a harmful effect on the character of this old wall. For the scheme to be acceptable in terms of the Council's policies, it would therefore be necessary to remove window 7 from the scheme and change the proposed doors and balcony at second floor level to a window.

Additional space at second floor level

I consider that the enlarged space at second floor created by altering the roof and using the space within the height of the existing rear brick wall, perhaps lit by roof lights, could be regarded as satisfactory, provided the fenestration is amended as set out above.

Internal layout

Building Control also stated that internally the layout was not satisfactory in the way that the staircases are arranged. This being an unlisted building, it would not be a direct concern for the planning authority, but you may wish to submit a revised scheme which would be likely to gain building control approval, in case the revised layout had implications for the positioning of windows.

Existing and proposed plans

Please note as I mentioned on site, the sections do not show the existing dormer at second floor level.

Your architect is welcome to come and meet me at our offices in the New Year if this would help him develop the proposal into a scheme which we could recommend.

Yours sincerely

Jacqueline Turner

for Director, Environment Department

81A

Timing Council

21.12.98

Building Control

50c Red Lion St

fire not major risk

some windows may need sealing.

balcony + bay not acceptable

2nd floor bedroom, small
window in return, ^{and have} roof light too

Preliminary discussions with BC
party walls.

**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

The Occupier(s)
Flat C
6 South Hill Park Gardens
London
NW3

Application No: PW9802923
Related No: PW9802965
Case File: E8/2/B

18th December 1998

THIS LETTER IS ABOUT A PLANNING APPLICATION ON A PROPERTY NEAR YOU

Dear Sir/ Madam,

Proposed development :
Application for approval of details pursuant to additional
condition 08 of planning permission (PW9802608R1) granted
on 19th November 1998.
(Plans submitted)

at 12-14a South Hill Park Gardens, NW3

An application for permission to carry out the above work has been received by the Council and is being dealt with by Charles Thuairé on 0171 860 5867.

You may inspect the application and any submitted plans at the One Stop Reception, 5th floor, Camden Town Hall, Argyle Street, WC1 8EQ between 9.00am and 5.00pm, Monday to Friday.

Please note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

If you would like to submit comments on the application, please do so in writing, within 21 days from the date of this letter. (Please quote the above application number).

If you do write in your letter will be acknowledged and you will be notified of the Council's decision in due course.

It is anticipated that the decision will be made by officers under delegated powers.

If you are not the owner of the property you occupy, please tell the owner about this letter.

Director of Environment Department
NBR1letter

Jocelyn Burton Limited

50c Red Lion Street, London WC1R 4PF, England

Telephone: (44) 171 405 3042 Facsimile: (44) 171 831 9324

E-mail: jocelynburton@hotmail.com

3.11.99

Fax

To Jay Turner

From Jocelyn Burton Limited

R2

Re: Proposed works at 50c Red Lion Street

Dear Ms Turner,

I am writing to confirm the windows that will be at the rear of my building will have painted wooden frames.

Jocelyn burton



ENVIRONMENT

Development Control
Planning Services

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF RECEIPT OF A PLANNING APPLICATION

Address: 50c Red Lion Street, WC1

Proposal:

Conversion and extension of existing office studio/dwelling
(Plans submitted)

Application number: PS9804997

Associated number :

Case File Number : N15/13/A

Date:

13 NOV 1998

The above Full Planning Application application has been received by the Council.

You may inspect a copy of the application and any submitted plans at the One Stop Reception, 5th floor, Town Hall Extension, Camden Town Hall between 9am and 5pm. Monday to Friday.

If you would like to submit comments on the application, please do so, in writing, within 21 days from the date of this notice. (Please quote the application number).

NOTIFICATION OF COMMITTEE DATE

If the decision is to be taken by the Development Control Sub-Committee we will tell you the date of the committee if you clearly ask us to in your letter.

Please also note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

The application is being dealt with by Jay Turner on 0171 278 4444 ext 2537.

Director of Environment Department

NOT1letter



ENVIRONMENT

Development Control

Planning Services

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

Jocelyn Burton
50c Red Lion Street
London
WC1R 4PK

Application No: PS9804997

Related application No:

Case File:N15/13/A

4th November 1998

ACKNOWLEDGEMENT OF APPLICATION

Dear Sir/Madam,

Type of Application : Full Planning Application

50c Red Lion Street, WC1

Your application dated 22nd October 1998, together with the required fee of £95.00 (if applicable), has been received by the Council.

The application was checked and formally registered on 22/10/1998 and is being dealt with by Jay Turner on 0171 278 4444 ext 2537. Due to the type of application the anticipated decision route is DC Sub-Committee.

The Council has a statutory obligation to deal with applications within eight weeks of formal registration.

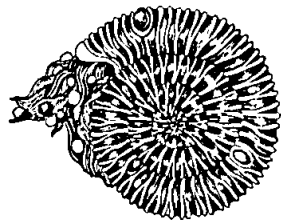
You should therefore receive a decision on your application by 17th December 1998.

If you do not receive a decision by 17th December 1998, you may appeal to the Planning Inspectorate within six months. The appeal form is only available from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. If you decide to appeal, the Secretary of State takes over responsibility for determining your application. This is in accordance with Section 78 of the Town and Country Planning Act 1990.

If a fee is paid by cheque which is subsequently returned by the bank, the application will be treated as invalid, and will not be dealt with until the fee has been paid.

Director of Environment Department

ACK1letter



Jocelyn Burton Silversmith & Goldsmith Ltd.

50c Red Lion Street London WC1R 4PF

Telephone: 0171-405 3042 Facsimile: 0171-831 9324

Jocelyn Burton Silversmith & Goldsmith Ltd

50c Red Lion Street, London WC1R 4PF, England

Telephone: (44) 171 405 3042 Facsimile: (44) 171 831 9324

e-mail: jocelynburton@compuserve.com

(2)

Your Ref N15/13/A/PS9804997

Mrs. Jay Turner.

February 15th 1999.

Revision PS9804997R1

Dated 15/2/99

Received 18/2/99

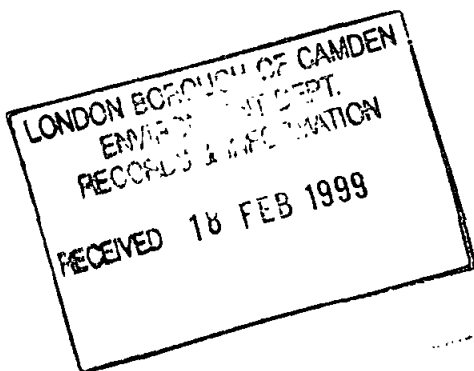
Dear Jay,

I enclose the alterations as discussed with Steve Bradbery.

Best wishes,

yours sincerely

Enclosures. 5 each of 6 Drawings.



Jocelyn Burton Silversmith & Goldsmith Ltd

50c Red Lion Street, London WC1R 4PF, England
Telephone: (44) 171 405 3042 Facsimile: (44) 171 831 9324
e-mail: jocelynburton@compuserve.com

Ms Jacqueline Turner
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

January 14, 1999

Dear Ms Turner,

Your ref: N15/13/A/PS9804997

Here are the revised drawings for 50C Red Lion Street, including the missing dormer in section AA.

In response to the recommendations in your letter, we have revised the staircase layout and omitted the roof terrace, balcony and bay window on the West elevation (W7).

Jocelyn Burton, however, is very keen on a window in the rear bedroom and, as you will see, we have included a much smaller window in our revised proposal. In support of this I would like to point out that, in the adjacent flats, the nearest windows are to the staircase and that the nearest windows to habitable rooms are 3.7 metres from the boundary wall; with such an oblique angle any overlooking would be minimal.

I look forward to a detailed discussion at our meeting on Thursday.

Yours sincerely

Stève Bradbury

*not revised,
for informal obs
(I have plans)
Jay*

*Received 14.1.99.
JT
DP3*

U

Jocelyn Burton Silversmith & Goldsmith Ltd

50c Red Lion Street, London WC1R 4PF, England
Telephone: (44) 171 405 3042 Facsimile: (44) 171 831 9324
e-mail: jocelynburton@compuserve.com

20/10/98

London Borough of Camden
Planning Department
Argyle Street
London WC1.

To Whom It may concern

Please find enclosed documentation
relating to our request for planning permission
for 50c Red Lion Street

yours sincerely,

Jocelyn Burton

RUSSELL JONES & WALKER

SOLICITORS

Swinton House 324 Gray's Inn Road London WC1X 8DH Telephone: 0171 837 2808 Fax: 0171 837 2941
(24 hour 0171 837 0600) DX 202 LON/CH'RY L.N

DIRECT FAX NO. 0171 837 5843

Ms J Burton
50c Red Lion Street
London WC1R 4PF

Your ref:

Our ref: SEC MDM BURTON

Date: 2 September 1998

Dear Jocelyn

Re: 50c Red Lion Street

It was a pleasure to meet you and to see your property the other week.

I am happy to confirm that registration of your ownership of the freehold is now complete, and I enclose a copy of the Charge Certificate for your information. I have sent the original title deeds, together with the legal indemnity policy to the Midland Bank, where they will be retained pending redemption of your mortgage or a sale of the property.

I can also confirm that I have sent off your application for possessory title to the two plots of land adjoining your property. The Harrow District Land Registry received these applications on 18th August 1998 and have informed me that they aim to deal with such registrations within 5 weeks from receipt.

With regard to the balance owed to us in respect of our fees and disbursements in relation to the above transaction, I enclose a copy of the completion statement previously sent to you, and would be grateful for a cheque in the sum of £2,256.67 as soon as possible.

I look forward to hearing from you.

With kind regards,

Yours sincerely

SARAH COOKSON
RUSSELL JONES & WALKER

enc.

J.M. Webber T.D.B. Taylor I.J. Walker A.F. Whitehead I.R. Fletcher G.C. Solly W.D. O'Brien R.C. Langton E.J.O. Cooper S.G. Ingram N.B. Holroyd J.C. Clarke-Williams S.L. Webb
D.A.B. Twigg P.R. Ashurst J.M. Pirrie S.J.N. Allen C.L. Cook E.J. Kitson J.M. Molenda J.N. Kinsella J.L. Powell C.P. Howard J.H. Zandani T. Regan I.D. Wilson
P.E. Klim E.M. Buckridge D.F. Franey K.E. Dux R.H.D. Rhodes-Kemp A. H. Dismore M.P. Andrews M.W. Farran J.N. Sturaker B. Brandon A. Fitzpatrick A. Kerr J. McDonnell
Consultants: R.M. Abley P. Brenells

Regulated by The Law Society in the conduct of Investment Business
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8/2/94

London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Tel 071-278 4444
Fax 071-860 5556

Stephen Cole
Chesterhill Investments Ltd
Albany House
10 Wood Street
Barnet, HERTS EN5 4BW

Our Reference: HB/9460085/
Case File No: N15/13/10
Tel. Inq: Mary Samuel ext. 2672

Date: 22 JUL 1994

Dear Sir(s)/Madam,

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws 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. It 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. The granting of conservation area consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Engineering Services - Building Control, 3rd Floor, Town Hall Extension, Argyle Street Entrance Euston Road, WC1H 8EQ (tel. 071 413 6941): (B) to the Statement of Applicants Rights set out below.

SCHEDULE

Date of Original Application : 25th May 1994

Address : 16 Princeton Street, WC1

Proposal : Demolition within a Conservation Area, of part of a rear yard-wall.



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(Cont.)

(Our Reference: HB/9460085/)
(Case File No: N15/13/10)

Standard Condition:

1. The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours faithfully,

~~Director,~~
Environment Department
(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS.

1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with Sections 20 & 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).

The Secretary of State has power to allow a longer period for the giving of 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.

2) If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment 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 works which have been or would be permitted, he may serve on the Council of the district or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the



Camden

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

8 K

London Borough of Camden
Camden Town Hall
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Chesterhill Investments Limited
(Ref: SDC/AIW)
Albany House
10 Wood Street
Barnet HERTS EN5 4BW

Our Reference: PL/9400104/R1
Case File No: N15/13/10
Tel.Inqu:
Mary Samuel ext. 2672

Date: 22 JUL 1994

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations 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 : 20th January 1994

Address : 16 Princeton Street, WC1

Proposal : Change of use of ground floor office to residential use and its incorporation with the basement to form a maisonette, as shown on drawing number PRIN 002 revised by letter dated 22 April 1994, and amended by letter dated 29 April 1994.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 The demolition of the rear yard wall, approved by concurrent consent (Reg.No.9460035), shall take place before the use of the basement for residential purposes commences.
- 02 The front basement room shown as 'spare room' on plans shall not be used as a habitable room.

Reason(s) for Additional Condition(s):



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Euston Road
London WC1H 8EQ

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(Cont.)

(Our Reference: PL/9400104/R1)
(Case File No: N15/13/10)

- 01 To ensure that the rear bedroom would comply with natural lighting requirements for habitable rooms.
- 02 As the blocked light well to the pavement would prevent compliance with the natural lighting requirements for habitable rooms.

Yours faithfully,

Director,
Environment Department
(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

OFFICE COPY

This office copy shows the entries subsisting on the register on 23 NOVEMBER 1997. This date must be quoted as the 'search from date' in any official search application based on this copy.
 Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.
 Issued on 1 December 1997 by HM Land Registry. This title is administered by the HARROW District Land Registry.

Edition date : 26 May 1993

TITLE NUMBER : 220233

Entry No.	A. PROPERTY REGISTER <small>containing the description of the registered land and the estate comprised in the Title</small>	
	GREATER LONDON	LONDON BOROUGH CAMDEN
1.	The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 49 and 49A Red Lion Street.	
2.	The land has the benefit of the free use and enjoyment of the gateway and yard tinted brown on the filed plan granted by a Deed dated 23 January 1919.	
	<i>NOTE:-Copy Filled.</i>	

Entry No.	B. PROPRIETORSHIP REGISTER <small>stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof</small>	
	TITLE ABSOLUTE	
1.	(14 November 1928) Proprietor: WILLIAM FREER LIMITED care of Messrs. Creer, Eddy, Rank & Co. St Andrew's House, Spen Lane, Yorks YO1 2BS.	
2.	(14 November 1928) RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the secretary, the solicitor or a director thereof has been furnished that such charge does not contravene any of the provisions of the memorandum and articles of association of the said proprietor.	

Entry No.	C. CHARGES REGISTER <small>containing charges, incumbrances etc, adversely affecting the land and registered dealings therewith</small>	
1.	(10 May 1991) REGISTERED CHARGE dated 7 March 1991 to secure the moneys including the further advances therein mentioned.	
2.	(10 May 1991) Proprietor: BARCLAYS BANK PLC of P. O. Box 54, Town Hall Square, Leicester.	

***** END OF REGISTER *****

NOTE : A date at the beginning of an entry is the date on which the entry was made in the Register.

OFFICE COPY

This office copy shows the entries subsisting on the register on **28 NOVEMBER 1997**. This date **must be quoted as the 'search from date'** in any official search application based on this copy. Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original. Issued on 1 December 1997 by HM Land Registry. This title is administered by the **HARROW** District Land Registry.

Edition date : 4 September 1992

TITLE NUMBER : 345639

Entry No.	A. PROPERTY REGISTER containing the description of the registered land and the estate comprised in the Title	
	GREATER LONDON	LONDON BOROUGH CAMDEN
1.	(22 September 1927) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 51 Red Lion Street. Note:-As to the land tinted brown on the filed plan only the cellars are included in the registration.	

Entry No.	B. PROPRIETORSHIP REGISTER stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof	
	TITLE ABSOLUTE	
1.	(24 June 1953) Proprietor(s): SOCIETA PER IL PROGRESSO DEGLI OPERAI ITALIANI IN LONDRA CLUB LIMITED of 51 Red Lion Street, W.C.1.	
2.	(24 June 1953) RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the secretary, the solicitor or a director thereof has been furnished that such charge does not contravene any of the provisions of the memorandum and articles of association of the said proprietor.	

Entry No.	C. CHARGES REGISTER containing charges, incumbrances etc, adversely affecting the land and registered dealings therewith	
1.	The land tinted blue on the filed plan is subject to the rights of way thereover of the owners and occupiers of adjoining land known as 50 and 50A Red Lion Street.	

***** END OF REGISTER *****

NOTE : A date at the beginning of an entry is the date on which the entry was made in the Register.

(Case officer?)

Tor J
N15/13/A
file please



CHARTERED SURVEYORS
COMMERCIAL AND INDUSTRIAL PROPERTY CONSULTANTS

London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

30 November 1999

Our Ref: BEM/LR/FRE0002/3820

Dear Sirs

50C RED LION STREET, WC1 - APPLICATION NO. PS9804997RI

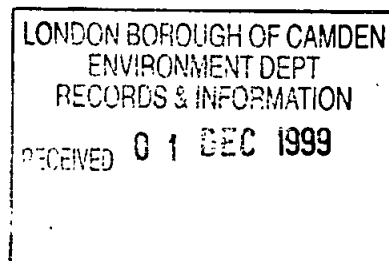
I write further to letters dated 10 March, 19 May & 21 July 1999 from my colleague, Steve Timpson, in connection with the above. Mr Timpson has recently left this company and I now write to enquire as to the present position with regard to this planning application.

I look forward to hearing from you in due course.

Yours sincerely

BRYAN MOORE

Email: bem@APBLEicester.co.uk



13 De Montfort Street, Leicester LE1 7GE.
Telephone: (0116) 254 0382. Fax: (0116) 255 5071.
Email: info@APBLEicester.co.uk

Partners: R.N. Kenyon FRICS. J.G. Blenkin FRICS. J.B. Phillips FRICS.
Associates: B.E. Moore FRICS. S.R. Scott ARICS

East elevation overlooking the facade of St Pancras and Kings Cross Development

Collapsible Partition

Mark Gilks has a strong preference for a collapsible partition between his working area and the Conference Room, however Nigel pointed out that when opened the folded doors/partition take up considerable floor space

Audio Visual

Consideration to be given to number of seats in the Conference Room as some guests may be too close to the screen for comfortable viewing of presentations. A reasonable distance should therefore be allowed between the closest seat and screen. It was noted that GDH option 3 was good in this respect

Teapoint and Conference room

Option 3 gives the best relationship between Teapoint and Conference room

Photocopier

Close consideration to be given to location of photocopier

Spacial Relationships

Working from the South East Corner of the THE the following relationship/sequence of office areas was Conference Room, Director, PAs, Reception, HODO/RRR/PO, ADs

Meeting Room

There is a strong requirement for ADs to have a meeting room but due to space constraints it may have to be located in the 6th floor open plan area

Reception Vs ADs Offices

To provide a reasonably prestigious Reception the ADs accommodation would be limited to two window bay offices

RRR

The only staff displacement that could be afforded would be the post of RRR

Directors Office

There has to be physical separation between the Directors office and the Conference Room. Ideally his PA should be in an adjacent office/area

End of Notes

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING DEPARTMENT

09 NOV 1999

PLANS APPROVED

ON BEHALF OF THE BOROUGH

LONDON BOROUGH OF CAMDEN