

DIP

DATED

18<sup>TH</sup> OCTOBER

2000

P14/3010

**THE MAYOR AND THE BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

-and-

**HOLBORN HALL LIMITED**

-and-

**ANGLO IRISH BANK CORPORATION PLC**

---

**DEED OF VARIATION**

Relating to the Agreement dated 9<sup>th</sup> March 2000  
Between the Mayor and the Burgesses of the  
London Borough of Camden and  
Holborn Hall Limited under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as  
Former Holborn Town Hall (Sites A and B), London WC1

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Alison Lowton  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Ref: CLS/ENV/PXS/Deed/Holborn

Tel: 0207 974 1918  
Fax: 0207 974 2713  
\\CHXNT-PDC\BSB Branch\Commercial  
Law Team\Plan\pss\Deed\Holborn.doc

THIS AGREEMENT is made on the 18<sup>TH</sup> day of OCTOBER 2000

BETWEEN THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN of the Town Hall Judd Street London WC1H 9LP ("the Council") and HOLBORN HALL LIMITED (Company Registration Number 03732377) whose registered office is situated at Berry House, 4 Berry Street, London EC1V 0AA ("the Owner") and ANGLO IRISH BANK CORPORATION Plc of Grace Church House, 35 Grace Church Street, London EC3V 0EE ("the Mortgagee")

#### WHEREAS

1. The Council the Owner and the Mortgagee entered into an Agreement dated 9<sup>th</sup> March 2000 pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended)
  - 1.1 The Owner is registered at HM Land Registry as the freehold proprietor with Title Absolute under title number NGL758680
  - 1.2 The Council is the local planning authority for the purposes of the Act
  - 1.3 The Owner is interested in the Property for the purposes of Section 106(9) of the Act
  - 1.4 On the 12<sup>th</sup> May 2000 the Owner submitted to the Council new Applications in respect of the Property and were given references PS9905224/R1 and LS9905225/R1 to amend;
    - (i) the Original Permission granted by the Council (Planning Permission reference PS9904342/R2) for the change of use and conversion of the town hall building and library to office (use Class B1) and restaurant (use Class A3), the erection of 1, 2 and 5 storey rear extensions (site A); the erection of a five storey building on the Stukely Street frontage (site B) for use of a community centre (use Class D1) at ground floor level with office (use Class B1) on the upper floors; associated servicing provision, and
    - (ii) the Original Listed Buildings Consent (reference LS9904343/R2) for works of extension, partial demolition and alteration and conversion of the Town Hall in connection with its use for office and restaurant purposes including the erection of 1, 2 and 5 storey rear extensions; a new entrance to Dragon Court; and the installation of new service cores

1.5 This Agreement is made by virtue of the Town and Country Planning Act 1990 Section 106 (as amended) and is a planning obligation for the purposes of that section

1.6 Without prejudice to the terms of the other covenants contained in the Existing Agreement the parties hereto have agreed to vary the terms of the Existing Agreement as hereinafter provided:

## 2. INTERPRETATION

2.1 All words and phrases defined in the Existing Agreement shall have the same meaning in this Agreement save where the context otherwise dictates and for the avoidance of any doubt the Existing Agreement shall remain in full force and effect save as varied by this Agreement

2.2 All reference in this Agreement to clauses in the Existing Agreement are to clauses within the Existing Agreement

2.3 In this Agreement the following expression shall unless the context otherwise states have the following meaning now allocated to it

a. "Existing Agreement" the section 106 agreement under the Town and Country Planning Act 1990 (as amended) dated 9<sup>th</sup> March 2000 made between the Council the Owner and Mortgagee

2.4 Where in this Agreement reference is made to a clause schedule or recital such reference (unless the context otherwise requires) is a reference to a clause schedule or recital of this Agreement

2.5 Headings are for ease of reference only and are not intended to be construed as part of this Agreement and shall not be construed as part of this Agreement and shall not effect the construction of this Agreement

2.6 Unless the context otherwise requires references to the singular shall include the plural and vice versa

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

Tel 020 7278 4444  
Fax 020 7974 1975

**DRAFT**

Christian Garnett Associates  
(FAO 489/loc7.049)  
5 Dryden Street  
Covent Garden  
London  
WC2E 9NB

Application No: PS9905224/R1  
Case File:P14/30/D

Date

Dear Sir(s)/Madam

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**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
HOLBORN TOWN HALL, HIGH HOLBORN/STUKELEY STREET  
(Sites A & B)

Date of Application : 12/05/2000

Proposal :

Alterations to the external and internal design of the previously approved schemes for planning permission and listed building consent (ref. no's PS9904342R2 and LS9904343R2) granted on 9 March 2000 for the partial redevelopment, refurbishment and conversion of the former town hall building and library for office (use class B1) and restaurant (use class A3); the erection of 1, 2 and 5 storey rear extensions (site A); the erection of a 5 storey building on the Stukeley Street frontage (site B) for use as a community centre (use class D1) at ground floor level with office (B1) use on the upper floors; and associated servicing provision.

As shown on drawing nos. 489/1.102E-9, 1.103E-11, 1.104E-5, 1.105E-4, 1.106E-4, 1.107E-4, 1.108E-3, 1.109E-3, 1.121E-2, 1.122E-3, 1.123E-8, 1.124E-5, 1.125E-4, 1.126E-5, 1.127E-6, 1.128E-2, 1.129E-3 & 1.131E-5, and 490/1.101G-2, 1.102G-1, 1.103G-3, 1.104G-6, 1.105G-3,



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1.106G-6, 1.107G-5, 1.108G-5, 1.109G-4, 1.110G-3, 1.111G-4,  
1.112G-2, 1.113G-2, 1.114G-1, 1.115G-2, 1.116G-2, 1.117G-1,  
1.118G-2, 1.121G-8, 1.122G-4, 1.123G-5, 1.124G-3, 1.125G-5,  
1.126G-4, 1.131G-4, 1.132G-1, 1.133G-5, 1.134G-3, 1.135G-1 &  
1.136G-1 and letter from the Christian Garnett Associates  
dated 23 May 2000.

The Council has considered your application and decided to grant permission subject to the following conditions:

**Standard condition:**

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

**Standard Reason:**

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

**Additional conditions:**

- 1 The details of the elevations and facing materials to be used on the building and extensions shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced and the development shall be implemented in accordance with the details thereby approved.
- 2 No development shall take place until full details of hard and soft landscaping and means of enclosure Dragon Yard have been submitted to and approved by the Council and the development shall be implemented in accordance with the details thereby approved.
- 3 The whole of the proposed development shall be completed and available for occupation before any part is brought into use.
- 4 A community centre shall be provided on the ground floor of the approved new building on Stukeley Street as indicated on approved drawing number 490/1.104.G6 and shall be retained for such use and for no other purpose, (including any other purpose within Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.



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- 5 Before the community use commences, additional sound insulation shall be provided for the building in accordance with a scheme to be approved by the Council to ensure that the use can be accommodated without detriment to the amenity of surrounding premises by reason of noise and the development shall be implemented in accordance with the details thereby approved.
- 6 Details of the external and internal design of the community centre shall be submitted to and approved by the Council before the development is commenced and the development shall be implemented in accordance with the details thereby approved.
- 7 The use hereby permitted shall not begin until full details of the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant have been submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given.
- 8 The extract ventilating system shall be provided with acoustic isolation to prevent the transmission of noise and or vibration to any other parts of the building and adjoining premises.
- 9 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A), at such locations. Where the noise from the plant and machinery is tonal in character the differences between these levels shall be at least 10dB(A).
- 10 The existing noise climate of the surrounding area shall be protected such that the equivalent continuous noise level (LEQ) in dB(A) as measured inside any habitable room or 1 meter outside the nearest dwelling, over any 15 minute period with entertainment taking place does not exceed the equivalent noise level (Leq) in dB(A) measured over a comparable period from the same position with no entertainment taking place.



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- 11 No music shall be played in such a way that there is any increase in the noise level at a frequency of 63 or 125 Hz measured as Leq over any 15 minute period one metre from the facade of any residential accommodation as compared to the Leq 15 minutes in the same position with no music being played.
- 12 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700hrs.
- 13 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 14 The restaurant use hereby permitted shall not be carried out outside the following times 8am and midnight on Mondays to Saturdays. It shall not be carried out at any time on Sundays or Bank Holidays.
- 15 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.
- 16 The areas shown on the approved drawings for servicing shall be provided and permanently retained and shall not be used other than for the purposes shown.
- 17 A method statement, including details of the access/egress for construction vehicles, in respect of the works of demolition which are approved concurrently as part of the scheme for which planning permission is granted and the construction of all new buildings shall be submitted to and approved by the Council before any works start on site and shall be implemented in full.
- 18 Construction work shall not begin until detailed design and method statements for all the ground floor structures, foundations, basements and other structures (including piles) below ground level which accommodate:
  - (i) the proposed location of the Crossrail structures and tunnels, including ground movement arising from the construction thereof:



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(ii) the effects of noise and vibration arising from the use of the running tunnels,

have been submitted to and approved in writing by the local planning authority; all works which form part of the design and method statements shall be completed before any part of the building is occupied.

- 19 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.
- 20 No work on site shall take place until a detailed design and method statement for the foundation design and all new groundworks has been submitted to and approved by the Council.
- 21 Details of obscure glazing to the proposed windows on the south elevation of the rear extension shall be submitted to and approved by the Council before works commence. Such glazing shall be installed and retained in perpetuity.
- 22 The six bicycle spaces shown on the drawing number 469/1.103.D2, shall be provided prior to the occupation of any part of the building and permanently retained thereafter for users of the building.
- 23 The bridge at third floor level between the two rear extensions to the main town hall building, overlooking the housing site to the south, as well as the green roof at first/second floor level in this location shall only be used for means of escape in an emergency and shall not be used as a general access for occupiers of the development other than for maintenance of those structures.





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Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 In order that the Council may give consideration to the details of the proposed development.
- 3 In order to ensure that the development is completed and occupied as permitted.
- 4 To ensure that the future occupation of the building shall be in accordance with the Council's planning policies.
- 5 To safeguard the amenities of the adjoining premises and the area generally.
- 6 To ensure that the Council may be satisfied with the external appearance of the building.
- 7 In order to ensure that the new development is adequately protected against the penetration of noise.
- 8 To safeguard the amenities of the adjoining premises and the area generally.
- 9 To safeguard the amenities of the adjoining premises and the area generally.
- 10 To safeguard the amenities of the adjoining premises and the area generally.
- 11 To safeguard the amenities of the adjoining premises and the area generally.
- 12 To safeguard the amenities of the adjoining premises and the area generally.
- 13 To safeguard the amenities of the adjoining premises and the area generally.
- 14 To safeguard the amenities of the adjoining premises and the area generally.
- 15 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.



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- 16 To ensure the availability of the facilities in accordance with the approved scheme.
- 17 To safeguard the amenities of the adjoining premises and the area generally.
- 18 As requested by Crossrail.
- 19 Important archaeological remains may exist on this site . Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development.
- 20 The Council wishes to secure, as a reserved matter, the agreement of detailed foundation and groundwork design, including a method statement that will minimise damage to the archaeological resource.
- 21 In order to safeguard the privacy of adjoining residents.
- 22 To ensure provision is made for safe parking of bicycles.
- 23 In order to safeguard the privacy of adjoining residents.

Informatives (if applicable)

- 1 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00 pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 3 You are advised to contact the Council in respect of any works of repair, cleaning or alteration of the front elevation of the building on High Holborn for advice and clarification of whether planning approval is required.



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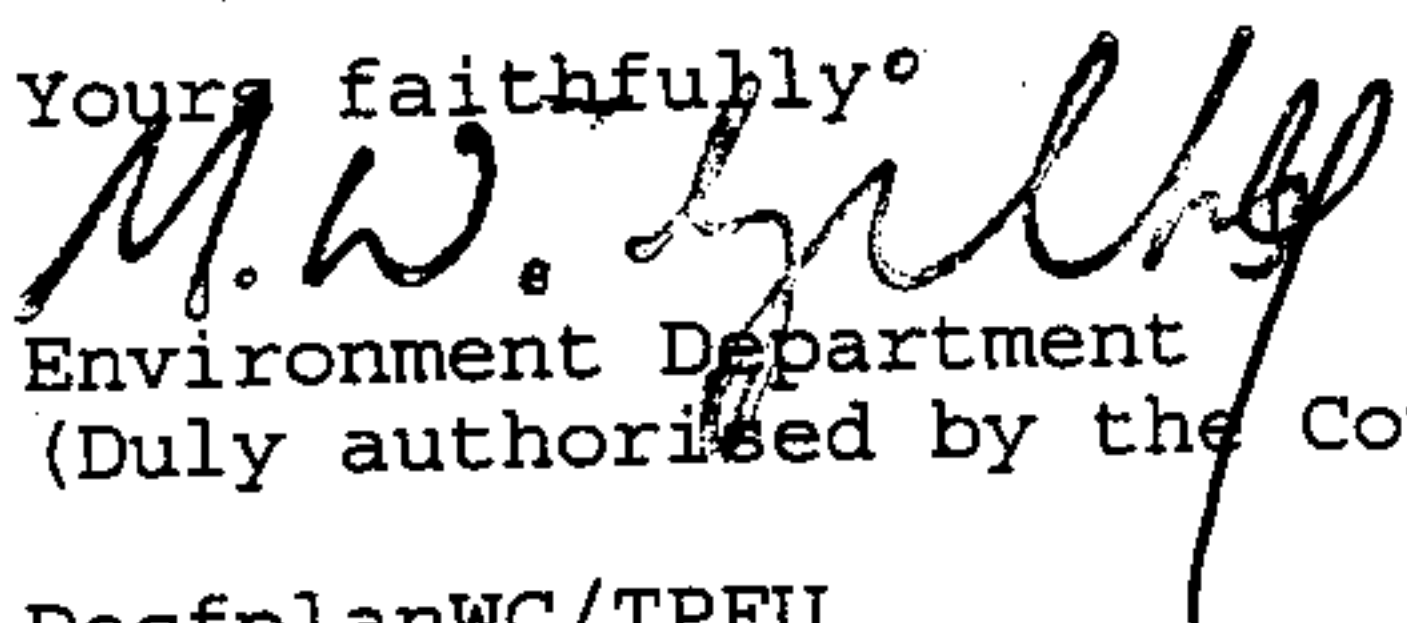
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- 4 London Regional Transport has indicated its preparedness to provide guidelines in relation to the proposed location of the Crossrail structures and tunnels, ground movement arising from the construction of the running tunnels, and noise and vibration arising from the use of the running tunnels. Applicants are encouraged to discuss the guidelines with the Crossrail Engineer in the course of preparing detailed design and method statements.
- 5 You are advised that condition 14 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 6 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street Environment Service (Recycling) on 020 7974 1553.
- 7 The details required pursuant to additional condition(s) 1, 2, 5, 6, 7, 17, 18(i) & (ii), 19, 20 & 21 should be submitted with the attached approval of details application form together with 5 sets of drawings and any other supporting information.

This application was dealt with by Neil McDonald on 020 7974 2061.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

  
Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



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## STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS, AND OTHER INFORMATION

### 1. Appeals to the Secretary of State

If you are unhappy about the Council's decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from. The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

### 2. Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### 3. Compensation

In certain circumstance compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

### 4. Further Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 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.

You attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Building Control Section, 6<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND (tel: 020 974 6941).

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 the rights of any persons (including the London Borough of Camden) entitled to the benefits thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult Streets Management Engineering Group, 4<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND, regarding any works proposed to above, or under any carriageway, footway or forecourt.

**A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT**

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5 Dryden Street  
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WC2E 9NB

Application No: LS9905225/R1  
Case File:P14/30/D

Date

**DRAFT**

Dear Sir(s)/Madam

**DECISION**

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

GRANT LISTED BUILDING CONSENT - Subject to Conditions

Address : HOLBORN TOWN HALL, HIGH HOLBORN/STUKELEY STREET  
(Sites A & B)

Date of Application : 12/05/2000

Proposal :

Alterations to the external and internal design of the previously approved schemes for planning permission and listed building consent (ref. no's. PS9904342R2 and LS9904343R2) granted on 9 March 2000 for the partial redevelopment, refurbishment and conversion of the former town hall building and library for office (use class B1) and restaurant (use class A3); the erection of 1, 2 and 5 storey rear extensions (site A); the erection of a 5 storey building on the Stukeley Street frontage (site B) for use as a community centre (use class D1) at ground floor level with office (B1) use on the upper floors; and associated servicing provision.

As shown on drawing nos. 489/1.102E-9, 1.103E-11, 1.104E-5, 1.105E-4, 1.106E-4, 1.107E-4, 1.108E-3, 1.109E-3, 1.121E-2, 1.122E-3, 1.123E-8, 1.124E-5, 1.125E-4, 1.126E-5, 1.127E-6, 1.128E-2, 1.129E-3 & 1.131E-5, and 490/1.101G-2, 1.102G-1, 1.103G-3, 1.104G-6, 1.105G-3, 1.106G-6, 1.107G-5, 1.108G-5, 1.109G-4, 1.110G-3, 1.111G-4, 1.112G-2, 1.113G-2, 1.114G-1, 1.115G-2, 1.116G-2, 1.117G-1,



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1.118G-2, 1.121G-8, 1.122G-4, 1.123G-5, 1.124G-3, 1.125G-5,  
1.126G-4, 1.131G-4, 1.132G-1, 1.133G-5, 1.134G-3, 1.135G-1 &  
1.136G-1 and letter from the Christian Garnett Associates  
dated 23 May 2000.

The Council has considered your application and decided to grant consent subject to the following conditions:

**Standard condition:**

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

**Standard Reason:**

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

**Additional conditions:**

- 1 The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out and completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.
- 2 Before any work is undertaken in pursuance of this consent to demolish and alter by way of partial demolition any part of the building, structural engineers' drawings and/or a method statement indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved.
- 3 Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the



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prior approval in writing of the Council. Particular regard should be given to the following items:

- (a) light fittings;
  - (b) Council memorabilia;
  - (c) chimney pieces and grates;
  - (d) original ironmongery;
  - (e) panelling;
  - (f) floor finishes to public areas and rooms;
  - (g) stained glass.
- 4 The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing) shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. Particular regard should be given to work affecting the following features or parts of the building:
- (a) all public circulation areas;
  - (b) panelled interiors.
- 5 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external faces of the building unless shown on the approved drawings.
- 6 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.
- 7 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.
- 8 Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face-bond and pointing shall be provided on site and the specification approved in writing by the Council as local planning authority (in consultation with English Heritage) before the relevant parts of the work are begun. The relevant parts of



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the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

- 9 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.
- (a) specification and method statement in respect of the repair of the external envelope of the building;
  - (b) conservation of the leaded windows to the existing building, including those with stained glass;
  - (c) any proposed secondary glazing (or double glazing) to the existing windows, including fire-resisting glazing to vestibule windows;
  - (d) alterations to the existing windows and openings at ground level leading to the new glazed internal lightwell;
  - (e) glazed roof to new internal lightwell, including fixing and weathering details, and interface with the existing fabric;
  - (f) alterations to the east wall of the Council Chamber, including the removal and reinstatement of the details of the former viewing gallery;
  - (g) new openings between the ground floor rooms and new internal lightwell;
  - (h) decorative schemes for the principal internal spaces of the existing building, to include public circulation space, former Assembly Room on the ground floor, Council Chamber on the second floor, and former Committee Rooms on the second floor;
  - (i) new dumb waiter and service duct/flue enclosure in former library space;
  - (j) intake and extract plant to kitchen areas;
  - (k) elevations and facing materials of new development;
  - (l) junctions between the existing building and new development, both internal and external, including new extensions to existing building at fourth floor level;
  - (m) new glazed bridges and glazing to void adjoining south elevation in front of existing Council Chamber window, including details of fixing and weathering;
  - (n) new stair between basement and ground floor in new internal lightwell;
  - (o) alterations to form fire escape door to Dragon Yard elevation;





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- (p) alterations, including structural works, to form new mezzanine at fifth floor level;
- (q) signage to external elevations.
- 10 The decorative schemes for the principal spaces of the existing building, including public circulation space, former Assembly Room on the ground floor, Council Chamber on the second floor and former Committee Rooms on the second floor, shall be informed by a professional analysis of the original colour schemes undertaken from the careful investigation of surviving fabric in accordance with a detailed brief which has been submitted by the applicant and approved in writing by the Council as local planning authority in consultation with English Heritage.
- 11 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority advised by English Heritage.
- 12 No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and work shall be carried out in accordance with such approved proposals.
- 13 No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before this work is begun, and work shall be carried out in accordance with such approved proposals.
- 14 All new joinery shall be of painted timber.
- 15 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black.
- 16 A scheme for the repair and refurbishment of stonework to the front facade of the building shall be submitted to and approved in writing by the Council before that part of the work is begun. The scheme shall be completed in accordance with the details thereby permitted before any part of the development is occupied.



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Reasons for additional conditons:

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 To ensure that premature demolition does not take place.
- 3 In order to safeguard the special architectural and historic interest of the building.
- 4 In order to safeguard the special architectural and historic interest of the building.
- 5 In order to safeguard the special architectural and historic interest of the building.
- 6 In order to safeguard the special architectural and historic interest of the building.
- 7 To ensure that an appropriate record is made of any fabric of architectural/historic/archaeological significance which may be revealed or affected by the works hereby approved.
- 8 In order to safeguard the special architectural and historic interest of the building.
- 9 In order to safeguard the special architectural and historic interest of the building.
- 10 In order to safeguard the special architectural and historic interest of the building.
- 11 In order to safeguard the special architectural and historic interest of the building.
- 12 In order to safeguard the special architectural and historic interest of the building.
- 13 In order to safeguard the special architectural and historic interest of the building.
- 14 In order to safeguard the special architectural and historic interest of the building.



**DRAFT**

- 15 In order to safeguard the special architectural and historic interest of the building.
- 16 In order to safeguard the special architectural and historic interest of the building.

Informatives (if applicable):

- 1 The works hereby approved are only those specifically indicated on the drawing(s) and/or other documents referred to above.
- 2 Consideration should be given to the implementation of a sympathetic scheme of floodlighting to the principal facade of the former town hall. Such a scheme shall only be implemented in accordance with a scheme to be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage.
- 3 Following the implementation of the approved scheme of alterations, and removal of scaffolding from the principal elevation of the former town hall, consideration should be given to the reinstatement of traditional paving materials, ie York stone and granite kerbs, to the footway immediately in front of the building.

This application was dealt with by Neil McDonald on 020 7974 2061.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

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

DeclbWC/LBC



# STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT OR CONSENT SUBJECT TO CONDITIONS, AND OTHER INFORMATION

## 1. Appeals to the Secretary of State

If you are unhappy about the Council's decision to refuse listed building consent or conservation area consent for the proposed works or to grant consent subject to conditions, you may appeal to the Secretary of State for the Environment under Section 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from **The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ**. The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

## 2 Purchase Notice

If listed building consent or conservation area consent is refused or granted subject to conditions whether by the local planning authority or 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 works which have been, or would be permitted, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## 3 Compensation

In certain circumstance a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## 4 Further Information

This permission is given subject to due compliance with the Town and Country Planning Act, any local Acts, regulations, 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.

You attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Building Control Section, 6<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND (tel: 020 974 6941).

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 benefits thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

2.7 References in this Agreement to the Owner and Mortgagee shall include their successors in title

### 3. VARIATION TO THE EXISTING AGREEMENT

The following definitions contained in the Existing Agreement shall be varied as follows:

"Development"

alterations to the external and internal design of the previously approved schemes for planning permission and listed building consent (ref nos. PS9904342R2 and LS9904343R2) granted on the 9<sup>th</sup> March 2000 as shown on drawing nos.

489/1.102revE.9,	489/1.103revE.10, <i>SM</i>		
489/1.104revE.5,	489/1.105revE.4, *		
489/1.106revE.4,	489/1.107revE.4,		
489/1.108rev.E.3,	489/1.109revE.3,		
489/1.121revE.2,	489/1.122revE.3,		
489/1.123revE.8,	489/1.124revE.5,		
489/1.125revE.4,	489/1.126revE.5,		
489/1.127revE.6,	489/1.128revE.2,		
489/1.129revE.3,	489/1.131revE.5,		
490/1.101.G2,	1.102.G1,	1.103.G3,	
1.104.G6,	1.105.G3,	1.106.G6, *	1.107.G5, <i>SM</i>
1.108.G5,	1.109.G4,	1.110.G3,	1.111.G4,
1.112.G2,	1.113.G2,	1.114.G1,	1.115.G2,
1.116.G2,	1.117.G1,	1.118.G2,	1.121.G8,
1.122.G4,	1.123.G5,	1.124.G3,	1.125.G5,
1.126.G4,	1.131.G4,	1.132.G1,	1.133.G5,
1.134.G3,	1.135.G1,	1.136.G1	and letter from Christian Garnett Associates dated 23 <sup>rd</sup> May 2000.

"Permissions"

the Planning Permission under reference number PS9905224/R1 and Listed Building Consent reference number LS9905225/R1, to be issued by the Council in the form of the draft annexed hereto

3.1 In all other respects the Existing Agreement (as varied by this Agreement) shall continue in full force and effect

**4. PAYMENT OF THE COUNCIL'S LEGAL COSTS**

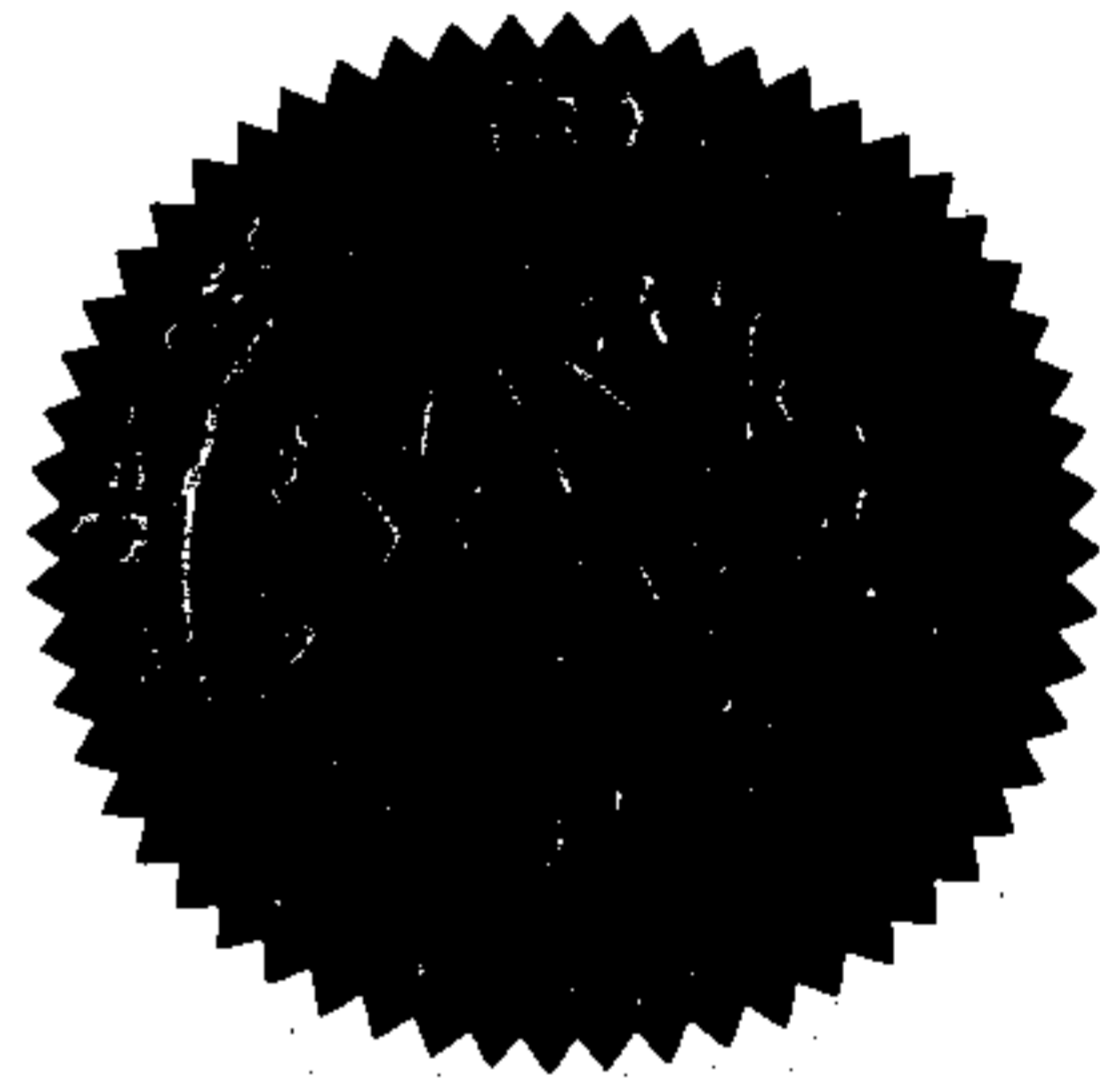
The Owner agrees to pay the Council (on or prior to completion of this Agreement) its reasonable legal costs incurred in preparing this Agreement

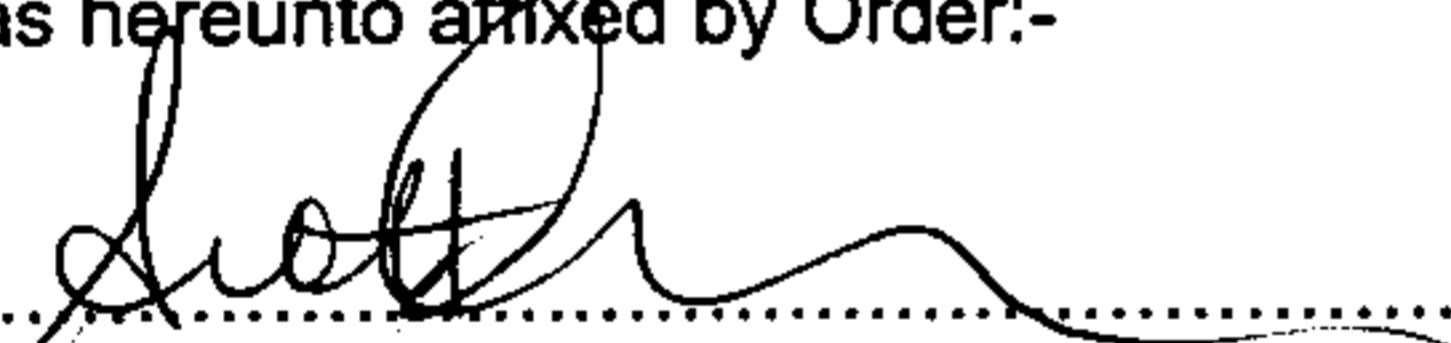
**5. REGISTRATION AS LOCAL LAND CHARGE**

5.1 This Agreement shall be registered as a Local Land Charge

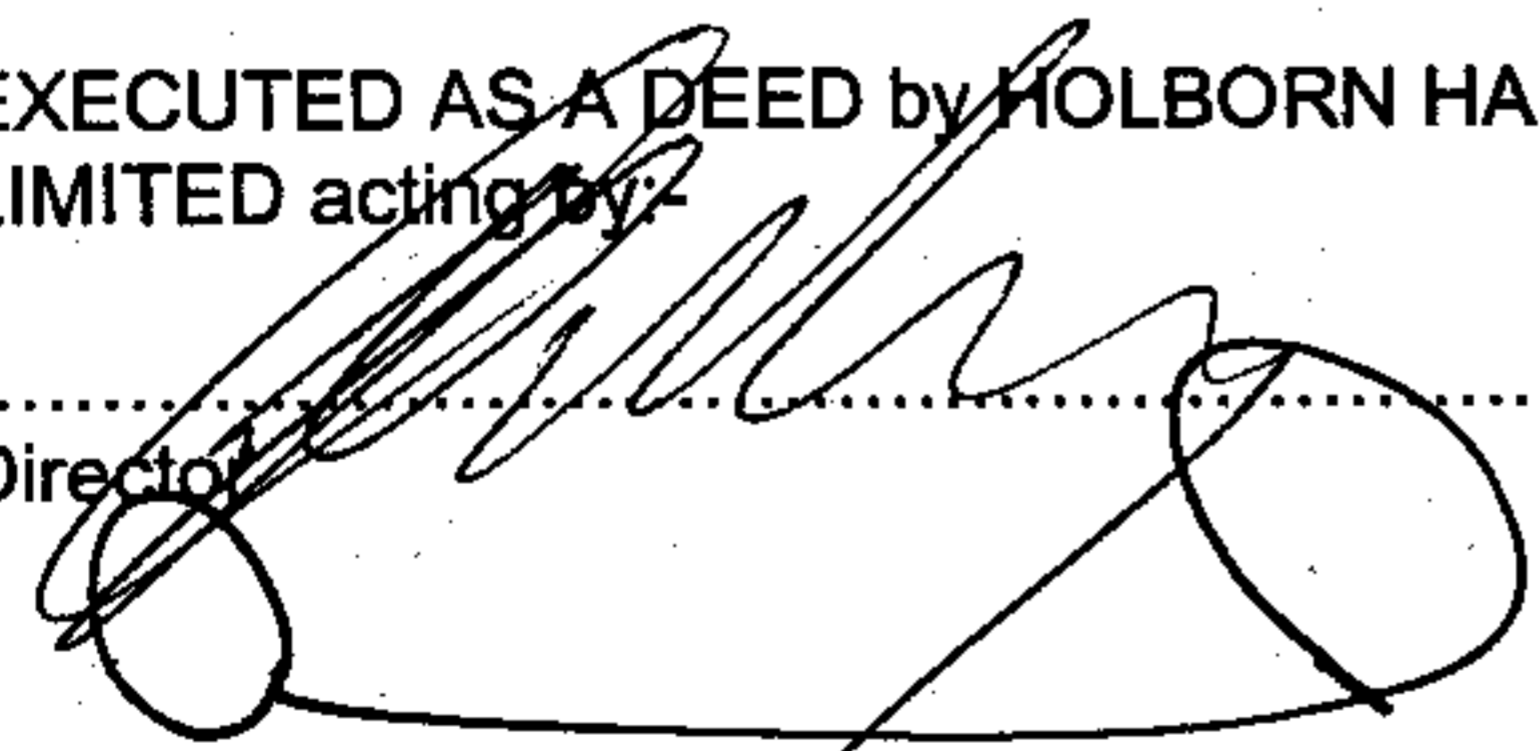
IN WITNESS whereof the Council has caused its Common Seal to be affixed and the Owner and Mortgagee have caused this Agreement to be executed as a Deed the day and year first above written.


THE COMMON SEAL OF THE MAYOR )  
AND BURGESSES OF THE LONDON )  
BOROUGH OF CAMDEN )  
was hereunto affixed by Order:- )




  
.....  
Duly Authorised Officer

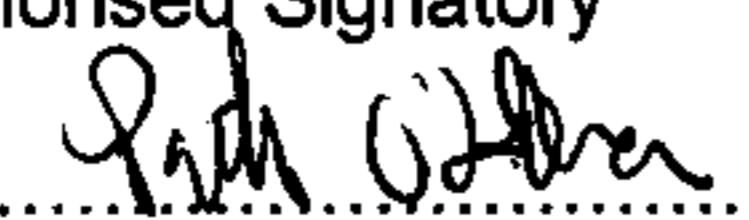
EXECUTED AS A DEED by HOLBORN HALL )  
LIMITED acting by:- )

  
.....  
Director

  
.....  
Secretary

EXECUTED AS A DEED by the  
ANGIO IRISH BANK CORPORATION PLC  
Acting by:-

  
.....  
Duly Authorised Signatory

  
.....  
Duly Authorised Signatory

DATED

2000

**THE MAYOR AND THE BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

-and-

**HOLBORN HALL LIMITED**

-and-

**ANGLO IRISH BANK CORPORATION PLC**

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**DEED OF VARIATION**

Relating to the Agreement dated 9<sup>th</sup> March  
2000 Between the Mayor and the Burgesses  
of the London Borough of Camden Holborn  
Hall Limited and Anglo Irish Bank  
Corporation Plc under section 106 of the  
Town and Country Planning Act 1990 (as  
amended) Relating to development at  
premises known as Former Holborn Town  
Hall (Sites A and B), London WC1

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Alison Lowton  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Ref: CLT/ENV/PXS/Holborn

Tel: 0207 974 1918  
Fax: 0207 974 2713