



Planning and Communications Department
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Item No. 28

B Schlawfenberg Dr Arch (Rome) Dip TP FRTP
Director of Planning and Communications

Messrs. Gerald Shenstone & Ptnrs.,
26, Bloomsbury Square,
London, WC1A 2FN.

Date **22 OCT 1975**

Your reference **B661/GGS/MLR**

Our reference **CTP/N13/34/C/18477**

Telephone inquiries to:

Mr. Newby

Ext.

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACT 1971
Permission for development (conditional)

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

SCHEDULE

Date of application: **5th March 1974**

Plans submitted: Reg.No: **18477**

Your Nos: **B661/1, 2, 6A, 7A, 8A, 9A, 10A, 11B, 12C, 13B**

Address: **28/33, 37 and 38, Bedford Square, W.C.1.**

Development: **The redevelopment of the rear parts of 28, 29 and 32 Bedford Square (fronting onto Morwell Street) by the erection of new buildings for use as offices on basement, ground, first and second floors, of the rear buildings at 37 and 38 Bedford Square by the erection of new buildings for use as offices in basement, ground, first, second and third floors, the addition of a second floor for use as offices**

Standard condition:

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

Standard reason:

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional conditions:

1. Details of the following shall be submitted to and approved by the local planning authority (in consultation with officers of the Historic Buildings Division of the Greater London Council) before the commencement of work:-
 - (i) The Bayley Street elevation of No. 28 Bedford Square.
 - (ii) Internal elevations of the Morwell Street buildings including the linking blocks to the rear of the Bedford Square buildings.
 - (iii) The rear elevations of the Bedford Square houses.
2. That sample panels of brickwork in respect of nos. 28 to 33, 37 and 38 Bedford Square both for extensions, link blocks and Morwell Street elevations, shall be prepared and approved by the local planning authority (in consultation with officers of Historic Buildings Division of the G.L.C.) before commencement of work, and maintained on site for the duration of the works.

Reasons for the imposition of conditions:

1.5 In order to protect the special architectural and historic characteristics of the buildings and the Bloomsbury Conservation Area generally.

(Duly authorised by the Council to sign this document)

Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Caxton House, Tothill Street, London SW1H 3BX, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, 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 development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

General Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts 1930-39, and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office.

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 person's (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. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest or before any works of demolition are undertaken to a building where a direction is in force making the building subject to control under Section 8 of the Town and Country Planning (Amendment) Act 1972. A planning permission does not constitute a Listed Building Consent.

Development (Contd)

on the rear building to 33 Bedford Square and the construction of a two-storey link blocks to the main buildings and of lift tower extensions to the main buildings at 28/33, 37 and 38 Bedford Square.

Additional Conditions (Contd)

3. That joinery details in respect of the fenestration and doors to the Morwell Street frontages of Nos. 28, 29, 32, 33, 37 and 38 and of the fenestration of rear extensions to Nos. 28 and 33, and 38 shall be submitted to and approved by the local planning authority (in consultation with officers of the Historic Buildings Division of the G.L.C.) before work is commenced.
4. That samples of roofing slates to be used at numbers 37 and 38 be submitted to and approved by the local planning authority (in consultation with officers of the Historic Buildings Division of the G.L.C.) before work is commenced.
5. That all new work and work of making good both internally and externally to numbers 28, 33, 37 and 38 shall be executed to match the original work as regards materials, profile, and texture and in the case of brickwork face bond and pointing.