

CAMDEN TOWN HALL
 ARGYLE STREET ENTRANCE
 EUSTON ROAD
 LONDON WC1H 8EQ
 TEL 071 - 278 4444
 FAX 071 - 860 5713

HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP TE

Sheppard Robson,
 77 Parkway,
 London, NW1 7PU.

Our Reference: PL/8800568/R6
 Case File No: P14/33/F
 Tel.Inqu:
 Mrs.A.M.Lippitt ext. 2682
 (Please ring after 2.00pm unless
 enquiring about Tree applications.)

(Ref:rb/nm/1193)

Date: 26/7/91

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 : 6th December 1988

Address : Aviation House, 129 Kingsway and Holy Trinity Church,
 125-127 Kingsway, WC2.

Proposal : The redevelopment of the site for office, car parking, plant and storage, retail and 15 residential flats, as shown on drawing numbers 1193/P001(J), 2J-P023(J), P028(J) - P033(J), revised by last revision, date 30.11.90

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 Details of all elevations, shopfront, all plant, air-handling equipment, materials and details of all hard and soft landscaping, treatment of terraces and refuse storage provision shall be submitted to and approved by the Council before any work on site commences. In particular, the

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- Council would wish to see amendments to the design of the upper two floors on the Kingsway/High Holborn frontage and further consideration of the fenestration on the southern elevation facing Thurstan and Newton dwellings.
- 02 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscaping details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner.
 - 03 The whole of the proposed development shall be completed and available for occupation before any part is brought into use other than the residential which can be occupied at any time during construction.
 - 04 Details of the provision for access for disabled persons in compliance with the provisions of S.4 of the Chronically Sick and Disabled Persons Act 1970, and the 1985 Building Regulations (as amended by The Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.
 - 05 The shop shall not be used for any purpose other than a purpose falling within Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order.
 - 06 The bank shall not be used for any purpose other than a purpose falling within Class A2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order.
 - 07 The developer shall afford access at all reasonable times to any archaeologist nominated by the Council and shall allow her/him to observe the excavations and record items of interest and finds.
 - 08 The residential accommodation hereby permitted shall only be used for the purposes of a dwelling-house as defined by the Town and Country Planning (Use Classes) Order 1987 - Class C3 and for no other purpose including "temporary leasing accommodation" as defined by Section 25 of the Greater London (General Powers) Act 1973 - as amended by the Greater London (General Powers) Act 1983 - Section 4.
 - 09 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building, of which no more than 22 car parking spaces shall be allocated to office users and at least 10 car parking spaces shall be occupied by residential users.
 - 10 Details of the entrance of the car park including access and ramp down to the lower ground and basement floors shall be approved by the Council before any work on the site is commenced.
 - 11 Full details shall be submitted to the Council of the programme of development and method of statement of the building, demolition and construction, details of developer contract and action the developer will undertake to ameliorate noise and other nuisance to local residents

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- during the building programme, before any work on the site is commenced.
- 12 No development shall take place until a detailed design and method statement for all foundations and other development proposed below ground level, which takes account of the Crossrail project including any ground movements arising from the construction of the Crossrail tunnels, has been submitted to and approved by the Council.
 - 13 No development shall take place until a scheme for protecting the proposed buildings from noise/vibration arising from the construction and subsequent use of the Crossrail project has been submitted to and approved by the Council; and all works which form part of such scheme shall be completed before any of the buildings hereby permitted are occupied.
 - 14 No development shall take place until a scheme for incorporating a suitable ventilation shaft for the use of the Crossrail project (if the Crossrail project requires such a ventilation shaft) has been submitted to, and approved by, the Council, and all works which form part of such scheme shall be completed before any of the buildings hereby permitted are occupied.
 - 15 No development shall take place until a scheme for protecting the proposed buildings from any dust and smoke emission arising from the construction and subsequent use of the proposed adjacent ventilation shaft for the Crossrail project has been submitted to and approved by the Council, and all works which form part of such scheme shall be completed before any of the buildings hereby permitted are occupied.
 - 16 No development shall take place until a scheme for any necessary protection to the proposed buildings from electrical interference from the adjacent 25kvac overhead line installation during the subsequent use of the Crossrail project has been submitted to and approved by the Council, and all works which form part of such scheme shall be completed before any of the buildings hereby permitted are occupied.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 03 In order to ensure that the development is completed and occupied as permitted.
- 04 In order to ensure compliance with the terms of the Act and Regulations,
- 05 & 06. To ensure that the future occupation of the building shall be in accordance with the Council's policy for shopping streets and the provision of local facilities.
- 07 To ensure that there is an opportunity to investigate this site which is considered to be of archaeological interest.
- 08 To ensure that the future occupation of the building shall be in accordance with the Council's policy for housing as set out in the

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Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).

- 09 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 10 To ensure that Council standards as set out in the Environmental Code, are met.
- 11 So that the Council may be satisfied that as little disturbance as possible is caused to nearby residents.
- 12 - 16. So as to ensure that the future construction of the East/West Crossrail is safeguarded.

Informative(s):

- 01 Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU (tel: 071 388 2484) or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 02 In good time prior to the start of construction (or, if appropriate, demolition) on site the contractor shall discuss and agree with the Council detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 03 Works of construction and ancillary activity should not take place other than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 04 Your attention is drawn to the requirements of Sections 4, 7, and 8A of the Chronically Sick & Disabled Persons Act 1970 that this development (for employment use or to which the public will be admitted) should be made accessible to disabled people wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 05 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Planning Transport & Employment Services (Street Naming and Numbering), Camden Town Hall, Euston Road, WC1H 8EQ, (071 860 5613).
- 06 There is a statutory requirement to provide sanitary conveniences for disabled persons in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987). You are advised to consult the District Surveyor, Engineering

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PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

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Services - Building Control, 141 Euston Road, NW1 2AU, (071 413 6100) in respect of compliance with this requirement.

Yours faithfully

H. Planning, Transport & Employment Services
(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.

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Purchase Notices.

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.

Compensation.

In certain circumstances 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.

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.

Your attention is drawn to the London Building Acts 1930-39 (as amended), the London Building Act 1984 and the Building Regulations made thereunder, which must be complied with to the satisfaction of the District Surveyor, 141 Euston Road, London NW1 2AU (Tel. 01-387-9988).

L O N D O N B O R O U G H O F C A M D E N

P L A N N I N G A N D T R A N S P O R T S E R V I C E S

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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 benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult the Head of Engineering Services, 141 Euston Road, London NW1 2AU (Tel. 01-388-2484 x 2435) regarding any works proposed to, above, or under any carriageway, footway or forecourt.

A PLANNING APPLICATION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT.