



ENVIRONMENT

**Development Control  
Planning Services**

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

Tel 0171 278 4444  
Fax 0171 314 1975

Sheppard Robson  
(Fao Stuart Hood)  
77 Parkway  
Camden Town  
London  
NW1 7PU

Application No: PS9704950R1  
Case File: P14/33/F

11<sup>th</sup> OCTOBER 1998

Dear Sir(s)/Madam

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

Date of Application : 20/04/1998

Proposal :

The refurbishment and cladding of the Aviation House office building fronting Kingsway and High Holborn and provision of enlarged retail unit at basement and ground floor and further A1/A2 unit to the Kingsway frontage; the demolition of the rear wing and its replacement with a nine storey office extension development; the demolition of the church building to the rear of its listed front facade, replacing it with a ground plus four storey restaurant/office building,  
as shown on drawing numbers: 1193/P004J, & P001J,  
1853.00.702P/B, 703P/B, 704P/A to 713P/A, 721/A, 722P/A to 724P/A, 731P/A, 731P/A1, and 732P/A.

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.

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

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**Standard Reason:**

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

**Additional conditions:**

- 1 The A3 restaurant use hereby permitted shall not be carried out outside the following times Monday to Saturdays from 8am to 11.30pm and Sundays from 11.00 am to 11.00 pm.
- 2 No music shall be played on the premises in such a way as to be audible outside the premises.
- 3 The A3 restaurant 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.
- 4 Before the uses commence, details of the method of storage and waste removal shall be submitted to and approved by the Council and the approved method shall thereafter be maintained.
- 5 The details of the elevations and facing materials to be used on the building shall not be otherwise than shall have been submitted to and approved by the Council before any work on the site is commenced.
- 6 Sample panels of the facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work has been completed.
- 7 The A3 use herein approved shall be for the consumption of food on the premises only and shall not operate any take away service.
- 8 42 'Sheffield' cycle parking spaces shall be provided for the development herein approved and permanently retained.



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- 9 No development shall take place until the applicant has secured the implementation of a programme of archeological 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 archeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.
- 10 No construction 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 proposed running tunnels of the Cross Rail Project including any ground movements arising from the construction of the Cross Rail tunnels, has been submitted to and approved by the Council.
- 11 No development shall take place until a scheme for protecting the proposed building from noise/vibration arising from the construction and subsequent use of the Cross Rail Project has been submitted to and approved by the local planning authority; and all works which form part of such scheme shall be completed before any of the building hereby permitted is occupied.

Reasons for additional conditions:

- 1 To safeguard the amenities of the adjoining premises and the area generally.
- 2 To safeguard the amenities of the adjoining premises and the area generally.
- 3 To safeguard the amenities of the adjoining premises and the area generally.
- 4 To safeguard the amenities of the adjoining premises and the area generally.
- 5 To ensure that the Council may be satisfied with the external appearance of the building.
- 6 To ensure that the Council may be satisfied with the external appearance of the building.
- 7 To ensure the free flow of traffic on Kingsway.

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- 8 For the satisfaction of the Local Planning Authority.
- 9 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.
- 10 So that the Council and the Cross Rail Project Team may be satisfied that the proposed Crossrail Project is adequately safeguarded.
- 11 So that the Council and the Cross Rail Project Team may be satisfied that the proposed Crossrail Project is adequately safeguarded.

Informatives (if applicable)

- 1 A method statement detailing the likely pattern of traffic associated with the demolition and construction proposed for this development should be submitted to and approved by the Councils Traffic Management Division before any work on the site is commenced.
- 2 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 0171 485 1553.
- 3 Noise from demolition and construction work is subject to control under the Control of Pollution Act 1974. You are advised to consult the Council's Environment and Consumer Protection Service, Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 0171 278 4444), or to seek prior approval under Section 61 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.
- 4 You are reminded that London Underground Limited require that any building work carried out adjacent to the railway shall be carried out in strict accordance with their standard 'Special Conditions for outside parties working on the railway,' CED-ST-4110-A1, and your attention is drawn in particular to clauses 7.2, 7.6, 7.7, 7.9, and 7.10.



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- 5 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.

This application was dealt with by Mark Hunter on 0171 278 4444 Ext.2660.

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 De

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU