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Director of Planning and Communications

Terry Farrell Partnership,  
8, Paddington Street,  
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London, W1M 4DN

Date 25 NOV 1982

Your reference

Our reference  
P.14/58/A/34600 and HB.2957

Telephone inquiries to:

S.M. Clark

Ext. 337

Dear Sirs,

Town and Country Planning Act, 1971

Re: Comyn Ching Triangle, W.C.2; 45-71, Mornmouth Street,  
19-31, Mercer Street and 1-21, Shelton Street

I refer to your letter dated the 21st July, 1982, submitting details of the internal lay-out of the first, second and third floors, and the external works to the rear elevations and roofs of 53-63, Mornmouth Street and 11-19, Shelton Street, W.C.2. - Phase 1 of the Comyn Ching proposals, pursuant to Condition 1 of the planning permission (Registered No. 31554) (R.1) and Condition 1 of the Listed Building Consent (Registered No.HB.2564) (R.1), both dated 4th November, 1981, for:

T.P. 31554 (R.1) for rehabilitation of existing buildings and construction of 2 new buildings to provide residential, retail and office uses,

H.B.2564 (R.1). the restoration of buildings contained within the site bounded by Mornmouth Street, Mercer Street and Shelton Street (excluding those buildings 45-47, Mornmouth Street and 29 and 31, Mercer Street which will be demolished, pursuant to the Listed Building consent granted on 10th June 1977 - Reg.no.HB1406(R)). I have to inform you that this Council hereby approves the details of the internal lay-out of the first, second and third floors, and the external works to the rear elevations and roofs of 53-63, Mornmouth Street and 11-19, Shelton Street, W.C.2. - Phase 1 of the Comyn Ching proposals as described in your letter dated 21st July, 1982, (Registered No.34600 and HB.2957) as illustrated in Drawing Nos.LC/172/B, 175/A-179/A ( and illustrated additionally in Drawing Nos.CC.205-208 and CC. 205B).

cont'd.....

All correspondence to be addressed to the Director of Planning and Communications.

Informative

The above approval will allow work on the rehabilitation of Phase 1 to commence, but further details/or samples of materials require to be submitted for the approval of the Council in conjunction with Officers of the G.L.C.'s Historic Buildings Division, prior to the commencement of work on that particular aspect of the development.

In particular, the following require the further approval of the Council;


- (i) Details of the balcony design at the rear of 19, Shelton Street,
- (ii) Details of the chimney stacks,
- (iii) Details of the ground floor shop frontages to both Shelton Street and Mommouth Street (Condition 2 of the Listed Building Consent) (Ref: HB.2564, (R.1)) requires this information also)
- (iv) Details of the alterations to the ground floor elevation to Ching Court, including details of the entrances to the office floor space at 53-63, Mommouth Street.
- (v) Larger scale drawings to illustrate the new rear elevation to 55, Mommouth Street (to illustrate the bonding of the brickwork, joinery details and brick arches for example).
- (vi) Typical details of joinery work to windows and doors and;
- (vii) Details of any proposed dormer windows.

You are reminded that samples of the external facing materials (including sample panels of brickwork and brick arches) remain to be approved in accordance with Condition 4 of the Listed Building Consent (Ref: HB.2564 (R.1)).

You are advised that;

1. Larger scale details of the landscaping of that part of Ching Court within Phase 1 of the development, requires to be approved by the Council in conjunction with Officers of the G.L.C.'s Historic Buildings Division prior to the commencement of that part of the work.
2. The details of the amended lay-out of the residential accommodation on the first, second and third floors of 11-19, Shelton as illustrated in Drawing Nos. CC/175/A and CC/172B (Ref: 34600 and HB.2957), submitted pursuant to Condition 2 of the planning permission (Ref: 31554) (R.1) dated the 4th November, 1981 are hereby approved.

Yours faithfully,



Director