



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

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

TTSP
(FAO I MILLER)
90-98 GOSWELL ROAD
LONDON
EC1V 7RD

Application No: PSX0005274/R1
Case File:N15/22/A

Date:

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 :
100-110 & 111 High Holborn, 1-11 Procter Street, WC1

Date of Application : 31/01/2001

Proposal :
Works of alteration, extension and change of use of 100-110 & 111 High Holborn and 1-10 Procter Street for retail (A1), restaurant (A3) and office use (B1) and residential (C3), including; the widening of the bridge block to the front and rear, the erection of an additional 8th floor on the bridge block for office use, the erection of an additional roof extension storey and an infill extension (6 storey rear extension) to 1-11 Procter Street, plus the change of use of part of the basement (car park) and part of the ground floor from office use to retail and restaurant floor space, as shown on drawing numbers 1610/AL(1)/001 to /014 (inclusive); /AL(7)/01b, /02c, /03b, /04b, /05b, /06b, /07b, /08b, /09b, /10b, and /11b to /16b (inclusive); and two sketch extracts marked 'extract AL(7)006 rev.B - revised' and 'extract AL(7)006 rev.B'.

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



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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 No development shall take place until the applicant has secured the implementation of a programme of archaeological 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 Council.
- 2 No development shall take place until the applicant has made arrangements for an archaeological "watching brief" to monitor development groundworks and to record any archaeological evidence revealed. The development shall only take place in accordance with the "watching brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body acceptable to the Council.
- 3 No work shall take place on site until a detailed design and method statement for the foundation design and all new groundworks has been submitted to and approved by the Council. The development shall only take place in accordance with the detailed scheme approved agreed pursuant to this condition.
- 4 The details of the elevations and samples of all 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. These should include detailed drawings at scale 1:50 with details at scale 1:5 as appropriate, including windows, entrances, balustrades, shopfronts, loading bay, bridge soffit and lighting. Thereafter the development shall be implemented



specifically in accordance with the approved drawings and only materials so approved shall be used for such external finishes in carrying out the development.

- 5 No plant (or air handling equipment) shall be provided on the site without details having been submitted to and approved by the Council, thereafter the plant shall be installed and maintained in accordance with the approved plans.
- 6 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 in these levels shall be at least 10 dB(A).
- 7 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.
- 8 The restaurant use hereby permitted shall not be carried out outside the following times 08.00 hours to 23.30 hours daily.
- 9 No development shall take place before details of layout for cycle parking provision have been submitted to and approved by the Council. The layout as approved should be implemented and retained for that purpose for the duration of the approved use.
- 10 No development shall take place until full details of landscaping and means of enclosure, have been submitted to and approved by the Council.
- 11 All landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape 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.



Reasons for additional conditions:

- 1 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, in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000.
- 2 Important archaeological remains may exist on this site. The Council wishes to ensure that an "archaeological watching brief" is carried out during the development's groundworks so that the archaeological remains not protected by other measures are investigated and recorded in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000.
- 3 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, in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000.
- 4 To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13, EN15 and EN21 of the London Borough of Camden Unitary Development Plan 2000.
- 5 To ensure that the use can be accommodated without detriment to the amenity of the surrounding premises by reason of noise in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.
- 6-8 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.
- 9 To ensure the availability of the facilities in accordance with the approved scheme and in order to ensure compliance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000.



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10-11 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies EN15 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

Informatives (if applicable)

- 1 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 Records and Information Service, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020 7974 5613).
- 2 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 3 The Council's Streets Management Engineering Group should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. The Group dealing with these matters is located at Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444).
- 4 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain



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licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Section, Town Hall, Argyle Street WC1H 8EQ, (tel : 020-7974 4444).

- 5 Your attention is drawn to the requirements of Sections 4, 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 that this development (for employment use or to which the public will be admitted) should be made accessible to people with disabilities wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 6 Your attention is drawn to the need to consult the Council's Environment & Consumer Protection Service, Waste Management Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 020-7278 4444) regarding arrangements for the disposal of refuse.
- 7 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 Environment and Consumer Protection Service Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 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.
- 8 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.
- 9 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) Regulations 1992. Application forms may be obtained from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020-7278 4444).
- 10 You are advised that condition 08 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.





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11 The details required pursuant to additional conditions 1, 2, 3, 4, 5, 9 and 10 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 Habib Neshat on 020 7974 2627.

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

Yours faithfully

A handwritten signature in black ink, appearing to read "P.A. Bishop".

Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



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