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ENVIRONMENT

**Development Control  
Planning Services**

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

Tel 020 7278 4444  
Fax 020 7974 1975

OSEL Architecture Ltd  
(Fao W.T Monan)  
28 Oldbury Place  
London  
W1M 3AP

Application No: PS9904727/R2  
Case File:N15/17/E

22nd November 2000

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 :  
15 THEOBALDS ROAD, WC1

Date of Application : 03/04/2000

Proposal :

The conversion of the first, second and third floors to provide 2 x 3 bed flats, 2 x 2 bed flats and 2 x 1 bed flats,  
as shown by drawing numbers: 9975/S101, S102, S103A, S104A, S105A, P101, P102B, P103B, P104A & P105A.

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.

Standard Reason:

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



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Additional conditions:

- 1 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.

Reasons for additional conditions:

- 1 In order that the appearance of the building and the Conservation Area are not harmed.

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



Environment Department

(Duly authorised by the Council to sign this document)

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DecfplanWC/TPFU



## **STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS, AND OTHER INFORMATION**

### **1. Appeals to the Secretary of State**

If you are unhappy about the Council's decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from. The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

### **2. Purchase Notice**

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.

### **3. Compensation**

In certain circumstance 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.

### **4. 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.

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You attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Building Control Section, 6<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND (tel: 020 974 6941).

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

Applicants are advised to consult Streets Management Engineering Group, 4<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND, regarding any works proposed to above, or under any carriageway, footway or forecourt.

**A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT**