

Vigers.
33 Margaret Street,
Cavendish Square,
London W1N 7LA.
(Ref.DJMW/RBB)

Our Reference: PL/8701220/
Case File No: H13/14/A
Tel.Inqu:
Pippa Aitken ext. 2859
Date: 27 JUL 1987

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders 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 General Information attached hereto.

Your attention is also drawn to the Statement of Applicants Rights.

SCHEDULE

Date of Original Application : 23rd July 1987

Address : 29 St.Paul's Crescent, NW1.

Proposal : Redevelopment to provide twenty-eight 3-bedroom and two 2-bedroom houses with integral garages and six car parking spaces, as shown on drawing nos.861/15A, 16, 17, 18 and 19+ 1-*unnumbered*.

Standard Condition:

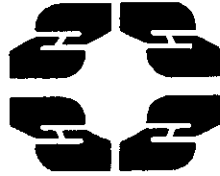
1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 The facing materials to be used on the ~~extension~~ building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 02 The garages and parking spaces shall be retained and used for the accommodation of private motor vehicles only and no trade or business shall be carried on therefrom.
- 03 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1977 as amended, or any Order revoking and re-enacting that Order, no development within Class I and



(Cont.)

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- II of Schedule I of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.
- 04 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 05 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.
- 06 Details of arrangements for servicing by refuse vehicles and the emergency services shall be submitted to and approved by the Council before any work on the site is commenced.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 Any other use of the garages and parking spaces would be prejudicial to the amenities of the residential buildings and the area generally.
- 03 To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations.
- 04 In order that the Council may give consideration to the details of the proposed development.
- 05 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 06 In order that the Council may give consideration to the details of the proposed development.

Yours faithfully

Director of Planning and Communications
(Duly authorised by the Council to sign this document)