

## P L A N N I N G A N D T R A N S P O R T S E R V I C E S

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

CAMDEN TOWN HALL  
 ARGYLE STREET ENTRANCE  
 EUSTON ROAD  
 LONDON WC1H 8EQ  
 TEL 071 - 278 4444  
 FAX 071 - 860 5713

HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP TE

Roger Carter, Steven Adams  
 Architects  
 28B Englands Lane  
 London  
 NW3 4UE

Our Reference: HB/9160162/  
 Case File No: H7/4/A  
 Tel.Inqu:  
 Elspeth Hall ext. 2665  
 (Please ring after 2.00pm unless  
 enquiring about Tree applications.)

Date: - 5 FEB 1992

Dear Sir(s)/Madam,

Planning (Listed Buildings and Conservation Areas) Act 1990  
 Planning (Listed Buildings and Conservation Areas) Regulations 1990

#### Conservation Area Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws 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. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of conservation area consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Chief Engineer's Department, at 141 Euston Road, London NW1 2AU: (b) to the Statement of Applicants Rights set out below.

#### SCHEDULE

Date of Original Application : 25th November 1991

Address : Swiss Cottage Hotel, <sup>2-6</sup> Adamson Road, NW3

Proposal : Demolition of existing part one, part two storey  
 teahouse structure, as shown on drawing nos. GA/01,02B,  
 03A and 05B.

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(Cont.)

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## Standard Condition:

1. The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.

## Reason for Standard Condition:

1. In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## Additional Condition(s):

- 01 No works of demolition shall take place until contracts have been exchanged for the redevelopment of the site in accordance with a scheme for which full planning permission has been granted.

## Reason(s) for Additional Condition(s):

- 01 To protect the visual amenity of the area.

Yours faithfully,



Head of Planning, Transport & Employment Services  
 (Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS.

- 1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with Sections 20 & 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).
- The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.