

## 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  
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 LONDON WC1H 8EQ  
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HEAD OF PLANNING AND TRANSPORT SERVICES - RICHARD RAWES - BA (Hons), MICE, CEng, Dip TE

Livingstone Design Group  
 40 Linhope Street  
 London  
 NW1 6HU

Our Reference: PL/9003371/R2  
 Case File No: H12/13/4  
 Tel.Inqu:  
 Ian Pestel ext. 2616  
 (Please ring after 2.00pm unless  
 enquiring about Tree applications.)

Date: 10 MAY 1991

Dear Sir(s)/Madam,

Town and Country Planning Act 1990  
 Town and Country Planning General Development Order 1988 (as amended)  
 Town and Country Planning (Applications) Regulations 1988

#### Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations 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 Appeal Rights and other information at the end of this letter.

#### SCHEDULE

Date of Original Application : 26th July 1990

Address : Site bounded by Farrier Street, Royal College Street, and Jeffreys Street, NW1.

Proposal : The redevelopment of the site to provide 38 dwellings, 12 parking spaces and a communal garden area, as shown on drawing nos. 8913/8A, 9B, 10B, 11B, 12B. revised by letters dated 20.03.91 and 28.03.91.

#### 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 91 of the Town and Country Planning Act 1990.

#### Additional Condition(s):

- 01 The facing materials to be used on the proposed redevelopment shall not be otherwise than as shall have been submitted to and approved by the council before any work on site is commenced.
- 02 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been

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(Cont.)

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submitted to and approved by the Council.

- 03 All hard and soft 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. 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.
- 04 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.

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

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 In order that the Council may give consideration to the details of the proposed development.
- 03 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 04 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.

## Informative(s):

- 01 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 Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU (tel: 071 388 2484) or to seek prior approval under Section 61 of the Act 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.
- 02 Your attention is drawn to the need to consult the Council's Environmental Health and Consumer Services, 141 Euston Road, NW1 2AU (071 413 6066/7/8) regarding arrangements for the disposal of refuse.
- 03 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 Planning Transport & Employment Services (Street Naming and Numbering), Camden Town Hall, Euston Road, WC1H 8EQ, (071 860 5613).