

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Tel 071-278 4444

Fax 071-860 5556

Head of Planning, Transport and Health Service . Richard Rawes . BA Hons . MICE C.Eng Dip TE

Our Reference: PL/9300822/R1

Case File No: F9/10/F

Tel. Inqu:

Greg Dowden ext. 2624

Metropolitan Devt. Consultancy,
66 Bickenhall Mansions,
Bickenhall Street,
London, W1H. 3DE.
Attn. R.A. Shutler.Date: 24th MARCH 1994

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 : 5th July 1993

Address : St Dominics Priory, Southampton Road, NW5.

Proposal : The conversion of the Priory into 12 private residential units, and the erection of a five storey block of 18 flats and nine terrace houses to be used as sheltered accommodation with associated common rooms and a wardens flat with seventeen associated car parking spaces as shown on drawing nos. 6200/1G, 2C, 3c, 4C, 5C, 6C, 7C, 8C, 9D. revised on 25.10.93.

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 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A to H) and Part 2 (Classes A to C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having



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- 02 No development shall take place until a revised layout for all unbuilt, open areas within the site, showing road areas, parking spaces and hard and soft landscaping has been submitted to and approved by the Council.
- 03 The whole of the car parking accommodation shown in drawings to be approved pursuant to Condition 02 shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.
- 04 The Priory Gardens shall be permanently retained for the use of residents of the development hereby permitted, and for events and functions organised in association with St. Dominic's Church.
- 05 The residential dwellings shown in the terrace houses and end block hereby approved shall be used only for sheltered housing for the elderly and for no other purpose.
- 06 Full details of refuse collection and storage shall be submitted to the Council as Local Planning Authority for approval before work commences on site.
- 07 Full details of boundary treatment delineating both the curtilage of the site and individual plots within the site shall be submitted to the Council as Local Planning Authority for approval before any work starts on site.
- 08 No developments shall take place until full details of hard and soft landscaping (including details of road materials) and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council as Local Planning Authority.
- 09 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.
- 10 Full details of the glazing and window design of gable windows in the Priory shall be submitted to and approved by the Council before any works commence on site.
- 11 The development shall not be carried out otherwise than in strict accordance with the drawings hereby approved and with the approvals given pursuant to conditions 05, 06, 07, 08 and 09 above.

Reason(s) for Additional Condition(s):

- 01 To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations.
- 02 In order to ensure that the external areas will be satisfactory.

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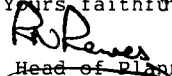
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- 03 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 04 To safeguard the amenities of the adjoining premises and the area generally.
- 05 To ensure that the accommodation is used in accordance with the intentions of the proposed scheme and is not used for unauthorised purposes.
- 06 - 08 In order that the Council may give consideration to the details of the proposed development.
- 09 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 10 To protect the amenities of other premises.
- 11 To safeguard the appearance of the premises and the character of the immediate area.

Yours faithfully,

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

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.



Camden

London Borough of Camden
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Argyle Street Entrance
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The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices.

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.

Compensation.

In certain circumstances 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.

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.

Your attention is drawn to the London Building Acts 1930-39 (as amended), the London Building Act 1984 and the Building Regulations made thereunder which must be complied with to the satisfaction of the Council's District Surveyor, Engineering Services - Building Control, 3rd Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ, (tel: 071-413 6941).



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

Applicants are advised to consult the Head of Engineering Services, 3rd Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ, regarding any works proposed to, above, or under any carriageway, footway or forecourt.

A PLANNING APPLICATION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT.