



Camden

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

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

London Borough of Camden  
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London WC1H 8EQ

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Metropolitan Devt. Consultancy,  
66 Bickenhall Mansions,  
Bickenhall Street,  
London, W1H. 3DE.  
Attn. R.A. Shutler.

Our Reference: HB/9370135/R1  
Case File No: F9/10/F  
Tel. Inqu:  
Greg Dowden ext. 2624

Date: 24<sup>th</sup> MARCH 1994

Dear Sir(s)/Madam,

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

Listed Building 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 Act, 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 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 listed building 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 1991 which must be complied with to the satisfaction of the District Surveyor, Engineering Services - Building Control, 6th Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ (tel: 071-413 6941) and (b) the Statement of Applicants Rights set out below.

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 terraced houses to be used as sheltered accommodation with associated common rooms and a warden's flat with seventeen associated car parking spaces as shown on drawing nos. 6200/1G, 2C, 3C, 4C, 5C, 6C, 7C, 8C, and 9D revised on 25.10.93.

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**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.

2) If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of works which have been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3) In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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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 That all new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 02 Detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council as Local Planning Authority before the relevant part of the work is begun:
  - (a) new rooflights, which are to be of a traditional type
  - (b) new dormer windows
  - (c) all new windows and doors
  - (d) brickwork cleaning specification
  - (e) all hard and soft landscaping
  - (f) all facing materials

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

- 01 & 02. In order to safeguard the special architectural and historic interest of the building.

## Informative(s):

- 01 The details to be submitted pursuant to Condition 02 will be considered by this authority in conjunction with the Historic Buildings and Monuments Commission (London Division).

Yours faithfully,

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