



Planning and Communications Department

Old Town Hall
197 High Holborn
London WC1V 7BG
Tel: 01-405 3411

Item No.2.....

B Schlaffenberg Dr Arch (Rome) Dip TP FRTPi
Director of Planning and Communications

22 MAR 1976

Date

Covell Matthews Partnership,
7-11 Lexington Street,
London, W1.

Your reference

Our reference CTP/F9/10/A/21619 (R)

Telephone inquiries to:

Mr. Weatherhead

Ext. 215

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACTS Permission for development (conditional)

The Council, in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the condition(s) set out therein and in accordance with the plan(s) submitted, save insofar as may otherwise be required by the said condition(s). Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

SCHEDULE

Date of application: 19th September, 1975

Plans submitted: Reg.No: 21619 (R)

Your No(s): PH/001B, 002A, 003A

Address: Rear of 44/54 Parkhill Road, NW5

Development:

The erection of a 2-storey terrace comprising 5 single houses and 6 self-contained flats, with associated parking and vehicular access, including the use of Chailey stock facing bricks and Asbestos Cement Slate roof tiles.

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

Standard reason:

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional condition(s):

1. All existing trees on the site shall be retained and shall be protected against damage during the course of construction works and the existing tree in the centre of the proposed pavement crossover shall be permanently protected by a low brick wall built around it.
2. Details of the landscaping of all unbuilt upon areas and of the proposed boundary walling shall not be otherwise than as shall have been approved by the Council prior to the commencement of any work on the site.
3. Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1973, no development within Classes I and II of Schedule 1 of that Order shall be carried out, without the grant of planning permission having first been obtained from the Council.

Reason(s) for the imposition of condition(s):

1. In order to maintain the character and amenities of the area
2. To enable the Council to ensure a reasonable standard of visual amenity in the scheme.
3. To safeguard the visual amenities of the area by controlling proposed extensions.

Informatives:

1. The Director of Works, Old Town Hall 213 Haverstock Hill, NW3 (435 7171) should be consulted regarding the construction of the crossover on the public way and any work to, or under the public highway, including vaults and thresholds.
2. Details of landscaping of unbuilt areas and facing materials to the approved extensions as specified by conditions 1 and 3 of the planning permission dated 12th June 1974 for the conversion of 44-48 Parkhill Road into 12 self-contained dwelling units, still require to be approved by the Council before work on the site can commence.

Yours faithfully,


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

Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Caxton House, Tothill Street, London SW1H 3BX, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, 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 any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

General Information

This permission is given subject to the time limit conditions, imposed by the Town and Country Planning Act 1971, 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 particular attention is drawn to the provisions of the London Building Acts 1930-39, and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office.

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 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. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.