

Development Control**Planning Services**

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8ND

Tel 0171 278 4444

Fax 0171 860 5713

Peter Tigg Partnership Ltd,
Walmer Courtyard,
225 Walmer Road,
Holland Park,
London,
W11 4EY

Application No: P9601805R3
Case File: G3/4/17

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :

Templar House (rear site), Shoot Up Hill, NW2

Date of Application : 21/02/1997

Proposal :

In outline, the erection of 12 houses, the provision of 12 parking spaces, the creation of a general purpose play area and under 5's area and environmental improvements to the estate play area: as shown on drawing numbers TH03, TH4C, TH10, TH13 and TH14.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

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

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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Additional conditions:

- 1 The design, external appearance of the buildings, the landscaping of the site, the numbers and location of car parking spaces, the location and design of the Under 5s play area and the general purpose play area ("the reserved matters") shall be approved by the Councils Development Control Sub-Committee before work on the site is commenced.
- 2 Application for approval of the reserved matters shall be submitted to the Council within three years from the date of this permission.
- 3 The development must be begun not later than either five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later.
- 4 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.
- 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.
- 6 The whole of the car parking accommodation which is approved pursuant to condition 01 shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.

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Reasons for additional conditions:

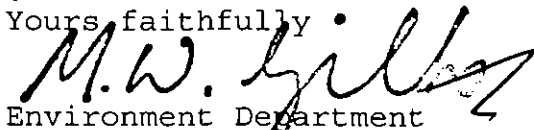
- 1 In order that the Council may give consideration to the details of the proposed development.
- 2 In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 3 In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 4 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 5 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 6 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.

This application was dealt with by Randall Macdonald on 0171 860 5821.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

gms

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU