



ENVIRONMENT DEPARTMENT

London Borough of Camden
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Our Reference: PL/9401947/R3
Case File No: F12/8/A
Tel.Inqu:
Ian Pestel ext. 5970

Date: 29 JUN 1995

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 on an Outline Application (Conditional)

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 : 20th December 1994

Address : Site at rear of 10 Ascham Street, NW5

Proposal : Alterations to the scheme which was granted planning permission on the 15th March 1993, for the redevelopment of the site to provide a residential care home for the elderly with 54 bedrooms plus ancillary staff, utility and common rooms and the provision of 10 parking spaces, as shown on drawing nos. 4254-10, 11A, 12A, 13A, 14C and SK02. revised on 09.01.95, 13.02.95 and 15.03.95.

Standard and Other Condition(s):

- 01 The details of the elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the 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 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, 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

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- similar size and species, unless the Council gives written consent to any variation.
- 04 The whole of the car parking spaces shown on the drawings shall be provided and retained permanently for the parking of vehicles of the staff and visitors to the building.
 - 05 The windows, located above ground floor level, on the south elevation shall be provided and permanently retained as non-opening with obscured glass.
 - 06 The development shall be constructed in strict accordance with the drawings hereby approved.
 - 07 The building shall be used only for a Residential Nursing Home and for no other purpose, including any other purpose within Class 2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
 - 08 The details of any air handling/ventilation equipment shall not be otherwise than as shall have been submitted to and approved by the Council before the use of the building is commenced.
 - 09 All walls, gates and other means of enclosure, hereby permitted shall be constructed and maintained in strict accordance with the plans hereby approved. No alterations to these structures shall be made without the prior consent of the Council.

Reason(s) for Standard and Other 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.
- 05 So as to prevent unreasonable overlooking to the residential properties in Falkland Road.
- 06 To safeguard the appearance of the premises and the character of the immediate area.
- 07 To ensure that the future occupation of the building shall be in accordance with the Council's policy for health care provision as set out in the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).
- 08 To safeguard the amenities of the adjoining premises and the area generally.
- 09 To safeguard the security of the adjoining premises.

Informative(s):

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- 01 Works of construction and ancillary activity should not take place other than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 02 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).

Yours faithfully,


Director,

Environment Department

(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.

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.