

# LONDON COUNTY COUNCIL

HUBERT BENNETT, F.R.I.B.A.  
Architect to the Council

TELEPHONE WATERLOO 5000

EXTENSION 7155

Ref. No. **WP374.07/W**

Your Ref. \_\_\_\_\_



ARCHITECT'S DEPARTMENT  
THE COUNTY HALL  
WESTMINSTER BRIDGE  
LONDON, S.E.1

## PERMISSION GRANTED ON AN OUTLINE APPLICATION

Dear Sir,

### TOWN AND COUNTRY PLANNING ACT, 1962

#### Permission for Development (Conditional)

1963 The Council, in pursuance of its powers under the above mentioned Act, and under Article 5 (2) of the Town and Country Planning General Development Order ~~1962~~, hereby grants permission on an outline application for the development referred to in the undermentioned Schedule subject to the conditions set out therein.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

The permission is given subject also to due compliance with 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 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, in case of doubt, may be obtained from this office. Any application which may have been made under those Acts will form the subject of a separate communication.

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 County Council) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

#### SCHEDULE

Date of application: 25 March 1964.

Plans submitted No. Regd. No.8580 (Your No.A/178/1.)

Development: The erection of a seven storey block of eighteen flats, with garages for 20 cars in semi-basement, at No.69 Fitzjohn's Avenue, Hampstead, N.W.3.

Conditions (1) The building shall not be erected otherwise than in accordance with detailed plans, sections and elevations, including full particulars of the facing materials proposed, which shall have been approved by the Council before any work on the site is commenced.

(2) The garages shall not be used for any purposes other than those incidental to the enjoyment of a dwelling house or flat, and no trade or business shall be carried on therefrom.

Messrs. Riley & Glanfield  
6 Raymond Buildings  
Gray's Inn, W.C.1

DISTRICT SURVEYOR	✓	WITH PLAN(S) PLAN REQUESTED	✓
STATUTORY REGISTER	✓	VALUER	✓
LAND CHARGES	✓		
LOCAL AUTHORITY	✓		

1. e/e

Conditions continued: -

(3) The omission of windows and balconies to habitable rooms, on the flank walls.

(4) The buildings shall not be sited in advance of the improvement line for Fitzjohn's Avenue.

(5) The buildings and forecourt shall not be constructed or laid out except in accordance with specified levels.

(6) Trees or shrubs of a substantial nature shall not be planted in advance of the improvement line for Fitzjohn's Avenue.

(7) The foundations shall be designed in such a manner as to permit a tunnel being constructed under the site at a later date, and the details and design shall be to the satisfaction of the Acting Chief Engineer.

Reasons for the imposition of conditions: -

(1) In order that the Council may be satisfied as to the details of the proposal.

(2) Any other use of the garages would be prejudicial to the amenities of the residential building or of the area generally.

(3) To prevent overlooking of adjoining properties.

(4) To safeguard the widening of Fitzjohn's Avenue.

(5) To safeguard access from the public highway.

(6) To safeguard the widening of Fitzjohn's Avenue.

(7) To safeguard the proposed line of the North Cross Route.

Further Information: -

1. In connection with the need to comply with the London Building Acts, 1930-39 and the By-laws in force thereunder, particular attention should be paid to the provisions of Section 22 of the 1930 Act and Section 34 of the 1939 Act.

2. The Council's Chief Engineer should be given four weeks notice in writing in order that the exact improvement line can be set out on the ground.

3. A copy of the Setting out plan together with a plan showing the specified levels will subsequently be forwarded to you, and on any detailed plans submitted for approval the improvement line and setting out plan number should be shown.

4. In connection with Condition (1) the ramp should be re-aligned to a less tortuous alignment by moving the access towards the south without affecting the trees fronting the site, and the width of the carriageway of the ramp should be a minimum of 12 feet, with an 18 ins. guard kerb on one side and a 3 ft. wide footway on the other. The gradient of the ramp should not exceed 1 in 10 and a 10 ft. level platform should be provided at the head of the ramp and behind the improvement line and built to prescribed levels.

Yours faithfully,

HUBERT BENNETT  
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