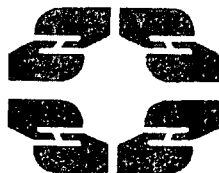


London Borough of Camden



Planning and Communications Department

Camden Town Hall
Argyle Street Entrance Euston Road
London WC1H 8EQ Tel: 278 4444

Geoffrey Hoar BSc (Est Man) Dip TP FRTPI
Director of Planning and Communications

Barbara Manteuffel,
Chartered Architect,
Keepers Corner,
Parrock Lane,
Hartfield, Sussex

(Ref.DG/D)

Our Reference: PL/8501732/
Case File No: G7/15/2
Tel.Inqu: Vincent Pearce ext. 2837
Date: 24 DEC 1985

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders 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 General Information attached hereto.

Your attention is also drawn to the Statement of Applicants Rights.

SCHEDULE

Date of Original Application : 7th October 1985

Address : 12 Lancaster Grove, NW3.

Proposal : Change of use and works of conversion of the existing house to form three self-contained dwelling units including the rebuilding of a single-storey rear extension and the erection of a pair of semi-detached houses including the formation of two off-street parking spaces and repositioning of the existing cross-over as shown on drawing nos. DG/D1, 2 and 3.

Standard Condition:

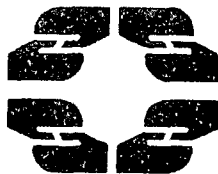
1. The development hereby permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 The facing materials to be used on the extension and new buildings 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



(Cont.)

(Our Reference: PL/8501732/)
(Case File No: G7/15/2)

submitted to and approved by the Council.

- 03 All trees on the site, unless shown on the permitted drawings as being removed, shall be retained and protected to the satisfaction of the Council until 12 months following completion of the development hereby approved. Any trees removed without consent or dying or being severely damaged or becoming seriously diseased during that period 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 trees of such size and species and in such positions as may be agreed with the Council.
- 04 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1977 as amended, or any Order revoking and re-enacting that Order, no development within Class 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.
- 05 Works associated with the implementation of permission shall only be carried out between the hours of 8am. and 6pm. Mondays to Fridays (inclusive) and at no time on Saturdays or Sundays.
- 06 The car parking accommodation shall be provided and retained for the parking of private motor vehicles of the occupiers of the house hereby approved.

Reason(s) for Additional 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 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.
- 04 To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations.
- 05 To safeguard the amenities of the adjoining premises and the area generally.
- 06 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.

Informative(s):

- 01 The enclosed leaflet sets out the Council's guidelines for the protection of trees on development sites.

Yours faithfully

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