

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

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Head of Planning, Transport and Health Service . Richard Rawes . BA Hons . MICE C.Eng Dip TE

Pollard Thomas & Edwards,
18 Essex Road,
London,
N1. 8LN.Our Reference: PL/9201309/R3
Case File No: G9/3X/A
Tel.Inqu:
Ian Pestel ext. 2616

Date: 11 MAR 1993

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

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 : 19th November 1992

Address : 112-124 Haverstock Hill, NW3.

Proposal : The refurbishment of 114-116 and 122-124, the demolition and rebuilding of 118-120 and the erection of a 5 storey building at No. 112, together with the refurbishment or rebuilding three storey link blocks to provide 63 residential units; also the reconstruction and extension of the perimeter wall with the provision of car parking (25 spaces); as shown on drawing nos. 91/371/P01, P02B, P03B, P04C, P05A, P06A, P07, P08A, P09A, P11A, P12A, P13, P14, P15, P16, T02A, as revised by letters dated 10.12.92, 23.12.92, and 01.03.93.

Standard Condition:

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

Reason for Standard Condition:

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

Additional Condition(s):

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- 01 Revised details of the design of the elevations and facing materials to be used on the new building at 112 Haverstock Hill and the new link blocks, shall be submitted to and approved by the Council before any work on the site is commenced and the development shall not be otherwise than in accordance with such details.
- 02 The whole of the carparking shown on the approved plans shall be provided and retained permanently for the parking of vehicles of the occupiers of and visitors to the dwellings approved.
- 03 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.
- 04 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion 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.
- 05 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. Any trees removed without the Council's 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, without prejudice to any further action the Council may consider appropriate to secure the protection of existing trees.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the new buildings.
- 02 To ensure the permanent retention of the area for parking purposes and to ensure that the use of the building does not add to traffic generation.
- 03 In order that the Council may give consideration to the details of the proposed scheme.
- 04 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 05 To ensure that the Council may be satisfied that the development will

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not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.

Informative(s):

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

Yours faithfully,


Head of Planning, Transport & Health Services
(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.