

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Tel 071 - 278 4444
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Head of Planning, Transport and Health Service . Richard Rawes BA Hons . MICE C.Eng Dip TE

Geoff Beasley & Partners,
4 Whitton Road,
Twickenham, Middlesex,
TW1 1BJ.Our Reference: PL/9400001/
Case File No: H7/14/A
Tel. Inqu:
Charles Thuaire ext. 5821

Date: 5 APR 1994

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 : 23rd December 1993

Address : 2-10 Alexandra Road, NW8.

Proposal : Erection of a four storey residential block containing four two person flats, seven four person flats, together with a carpark for eleven cars and new means of access to the highway,
as shown on drawing no(s) 93108/6A, 7, 8, 9, Z2301/101 as revised on 11.03.94.

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):

- 01 The 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

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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.

- 04 Prior to the commencement of the development a scheme providing for the installation of the proposed dwellings against the transmission of externally generated noise and vibration from adjoining road and rail traffic, shall be submitted to and approved by the Council. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied.
- 05 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.

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 landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 04 In order to ensure that the new development is adequately protected against penetration of noise and vibration
- 05 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 In the light of the decision, it is assumed that you no longer wish to proceed with the outstanding application for 14 flats (Ref:PL/9300123 R2) and therefore it will be considered as withdrawn.
- 02 The Council's Engineering Services should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over the public highway, including vaults and thresholds. The Section dealing with these matters is located at Camden Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ (071-278 4444).
- 03 Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Planning, Transport & Health Service, Pollution Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 071-278 4444), or to seek prior approval under Section 61 if you anticipate any

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difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.

- 04 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,


~~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.