



Planning Department

Old Town Hall
197 High Holborn
London, WC1V 7BQ
Telephone: 01-405 3411

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP,
Planning Officer MTP1

Messrs. Ronald Salmon & Partners,
13 Camden Street,
London W.1.

Date 22nd April 1970

Your reference AC/1176

Our reference J11/14/A/8310

Telephone inquiries to:

Ext. 43
or 105

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS, 1962-1968
LONDON GOVERNMENT ACT 1963**

Permission for development on an outline application (conditional)

The Council in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby grants permission on an outline application for development referred to in the undermentioned Schedule, subject to the conditions set out therein.

This permission is given subject to the application for reserved matters being made within three years from the date of this application and also to the time limit condition imposed by the Town and Country Planning Act 1968. It is also subject to due compliance with the local Acts, regulations, building byelaws 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 (a) to the provisions of the London Building Acts 1930-39 and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office and (b) to the Statement of Applicant's rights set out overleaf.

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 Borough of Camden) 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: 23rd January 1970

Plans submitted: Reg. No: 8310

Your No: 1176/3,4,5,7,8&51

Development:

Redevelopment of the sites of 2-24 Gloucester Avenue, N.1, by the erection of 3 blocks of residential flats with car parking accommodation, generally as shown on drawing.

Conditions:

- (1) The siting, design, external appearance of the building(s) and the means of access thereto shall be as approved by the local planning authority before any work on the site is commenced.
- (2) Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the local planning authority within three years from the date of this permission.
- (3) The development must be begun not later than five years from the date of this permission or two years from the final approval of the matters reserved, whichever is the later.

All correspondence to be addressed
to the Planning Officer.

Reasons:

- (1) In order that the Council may give consideration to the details of the proposed development.
- (2) & (3) In order to comply with the provisions of section 66 of the Town and Country Planning Act 1968.

Yours faithfully,

Planning Officer
(Duly authorised by the Council to sign this document).

Statement of Applicant's rights arising from the grant of permission subject to conditions

- (1) If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966).
- (2) If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 123 of the Town and Country Planning Act 1962.

Additional conditions:

- (1) The drawings required by condition 1 shall show compliance with the following:-
 - (a) a density of persons per acre not exceeding 136.
 - (b) car parking accommodation of one space or garage per flat.
 - (c) a variation in the form of the development to avoid the present continuous appearance of the buildings, which shall not exceed six storeys in height.
 - (d) landscaping treatment of the site, indicating those trees to be retained, those to be removed and the position of new trees to be planted.
 - (d) a definite vertical emphasis in the elevational treatment of the blocks.
 - (e) the ramps having a gradient not steeper than 1 in 10 with a level platform at the head not less than 10ft in length.

- (2) The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupants and users of the remainder of the building provided that nothing in this condition shall prevent the use of part of such car parking accommodation by persons or bodies for such periods and at such times as the Council may from time to time approve in writing.

Reasons for imposing additional conditions:

- (1) In order that the development will comply with planning standards and bear a relationship to the character of the street.
- (2) 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.

Further information:

- (a) You are advised that the site is covered by a tree preservation order (T.P.O. St. Dunans No.3) and the trees required under condition 1(d) will be subject to the control of this order.
- (b) The Council would not be prepared to approve any elevational treatment which was not in character with the neighbourhood.
- (c) In regard to the design of the blocks, you are invited to discuss details with officers before submitting drawings in accordance with condition 1.

Yours faithfully,

Planning Officer,
(duly authorised by the Council to sign this document)