

# LONDON COUNTY COUNCIL

ENNETT, F.R.I.B.A.



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

Architect to the Council

PHONE WESTMINSTER 5000

291

Ref. AR/

Your Ref. **31331/AR**

## PERMISSION GRANTED ON AN OUTLINE APPLICATION

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT, 1947. -5 FEB 1960**

### Permission for Development. (Conditional)

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 1950, 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.

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 the land or the rights of any persons entitled to the benefit thereof.

### SCHEDULE

**24 December 1959**

Date of application:

**21212 (Your Nos. B/1453/6 and B/1453/21)**

Plans submitted No.

Development:

The redevelopment of St. John's Wood Park, Site "C", Nos. 29 to 49 St. John's Wood Park, Hampstead, by the erection of two four-storey blocks of eight and sixteen flats; one block part eight and part eleven storeys in height; one block part eight and part ten storeys in height containing eighty-three and seventy-six flats respectively; four three-storey terraces comprising a total of seventeen dwelling-houses; one hundred and ten private ~~lock-up~~ lock-up garages with a covered driveway; and the

Condition of new means of access to the highway.

### Conditions:

(1) The buildings 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.

Copy for: —

Messrs. T.P. Bennett & Son  
43 Bloomsbury Square  
W.C.1

	WITH PLAN(S) PLAN REQUESTED
DISTRICT SURVEYOR	✓
STATUTORY REGISTER	✓
LAND CHARGES	✓
BOROUGH COUNCIL	✓
<i>l.c. Parks Dept.</i>	✓

(ii) The garage accommodation shall be provided and retained permanently for the accommodation of vehicles of the occupiers and users of the flats and dwelling-houses and shall not be used for the accommodation of commercial vehicles and no trade or business shall be carried out therefrom.

(iii) The trees on the rear boundaries of the site shown on the submitted drawings shall not be lopped, topped or felled, without the prior consent of the Council.

REASONS FOR THE IMPOSITION OF CONDITIONS

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

(ii) To ensure the permanent retention of the garage space for parking purposes, to avoid obstruction of the surrounding streets by vehicles and to safeguard the amenities of adjacent premises.

(iii) To safeguard the character of the area and the amenities of adjacent premises.

In accordance with the provisions of Article 2 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 a consent by the Council in the event of 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 Council.

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 the land or the rights of any persons entitled to the benefit thereof.

SCHEDULE

Date of application:

Plans submitted No.

Development:

Conditions

Copy for: —

DISTRICT SURVEYOR	✓
STATUTORY REGISTER	✓
LAND CHARGES	✓
BOROUGH COUNCIL	✓
PLANS REGISTERED WITH PLANS(S)	

I have to inform you:-

(1) That the Borough Council should be consulted with regard to any proposed works to or on the public highway and with regard to the stopping up of part of St. John's Wood Park.

(2) That trees on this site are the subject of a County of London Tree Preservation Order (Hampstead No. 39) and as many trees as possible which are not within the curtilage of buildings or roads should be retained. In this connection the Council's Parks Department would be pleased to inspect the site when the area is pegged out to discuss and advise on the removal, if necessary, of any trees.

(3) That attention is invited to the provision of the Petroleum (Regulation) Acts, 1928 and 1936, and to the necessity of obtaining any licence or approval required under these Acts, and of the advisability of consulting the Council's officers of the Public Control Department in this respect.

Further, I have to inform you that so far as can be ascertained from the outline plans submitted, the development will require consideration under:-

(a) Part II of the London Building Act, 1930, in respect of the formation of estate roads, which should embody the following:-

(1) All new carriageways should be generally not less than 16 ft. wide and the footways thereto should be not less than 6 ft. wide.

(2) A raised kerb not less than 18 in. wide should be provided to the outer edge of the covered way to the lock-up garages around the perimeter of the site where garages are provided to one side of the covered way only. A similar kerb should be provided to the columns.

(3) The headroom above the crown of the road where the blocks pass over the roadway should be not less than 16 ft. 6 in.

(b) Section 51 of the London Building Act, 1930, as amended by Section 5 of the London County Council (General Powers) Act, 1954, regarding the excess height of Block B1, Section 20 of the London Building Acts (Amendment) Act, 1939, to the erection of Blocks B1 and B2 and Section 34 of the London Building Acts (Amendment) Act, 1939, as regards the means of escape from the various blocks.

You are advised to consult the Council's officers before detailed plans are prepared particularly with regard to the fire brigade access to Blocks B1 and B2.

Yours faithfully,

HUBERT BENNETT

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Architect to the Council.