

Graham Pratt - Architect,
37 Harley Street,
London, W1N 1DB.

Our Reference: HB/8970068/R1
Case File No: L14/28/B
Tel.Inqu:
Simon William-Jones ext. 2674
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: -1 MAR 1990

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)
Town and Country Planning (Listed Buildings and Buildings in
Conservation Areas) Regulations 1987

Listed Building Consent (Demolition)

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, 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. It 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. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

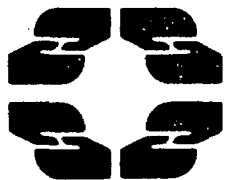
Your attention is drawn (a) to the provisions of the London Building Act, 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Chief Engineer's Department, 141 Euston Road, London NW1 2AU: (b) Statement of Applicants Rights set out below: and (c) form RCHM(E)1 as required under Section 55(2)(b) of the 1971 Act. (See notes attached.)

SCHEDULE

Date of Original Application : 27th April 1989

Address : 31/33 Argyle Street, WC1.

Proposal : Erection of rear extension to replace existing back extension, erection of roof extension and refurbishment of front elevation,
as shown on drawings numbered 600.02, 03, 04A, 05, 06D
and revised by letter dated 9th January 1990.



(Cont.)

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Standard Condition:

1. The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 56A of the Town and Country Planning Act 1971 as amended.

Additional Condition(s):

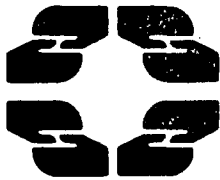
- 01 No work shall start on site without prior written notification of that start to The London Division of the Historic Buildings and Monuments Commission, Chesham House, 30 Warwick Street, London W1R 6AB, quoting date 12th January 1990 and reference LD3408/31-33 .
- 02 That all new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 03 That detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council before the relevant part of the work is begun:-
 - (a) Dormer windows to front and rear roof extension; details at 1:10 or full size;
 - (b) Windows to front elevation; details at 1:10 or full size.
- 04 Before any work is undertaken in pursuance of this consent to demolish any part of the building, such steps shall be taken and such works shall be carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of that part of the building which is to be retained.
- 05 Sample panels of the facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.
- 06 All external joinery shall be of painted timber.
- 07 All openings in the brickwork of the rear extensions to be constructed with cambered arches to match the existing.

Reason(s) for Additional Condition(s):

- 01 As required by The Historic Buildings and Monuments Commission.
- 02 to 07. In order to safeguard the special architectural or historic interest of the building.

Informative(s):

- 01 The details to be submitted pursuant to Condition 03. will be considered by this authority in conjunction with the Historic Buildings and



(Cont.)

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Monuments Commission (London Division).

Yours faithfully

JEM

Director of Planning and Transport

(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS.

1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).

The Secretary of State has power to allow a longer period for the giving of 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.

2) If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment 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 works which have been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.

3) In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 171 of the Town and Country Planning Act 1971.