

Levitt Bernstein Associates,
30 Oval Road,
London NW1 7DE

Our Reference: HB/8570163/
Case File No: M15/19/A
Tel. Inqu: P. Pugh ext. 2872
Date: 26 SEP 1985

(Ref: JY)

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)
Town and Country Planning (Listed Buildings and Buildings in
Conservation Areas) Regulations 1977

Listed Building Consent

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 to the provisions of the London Building Act, 1930/39 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.

Your attention is also drawn to the Statement of Applicants Rights set out in Appendix B.

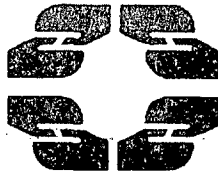
SCHEDULE

Date of Original Application : 28th May 1985

Address : 7, 9 & 11 Rugby Street & 36/38 Emerald Street, WC1

Proposal : The demolition of no: 11 Rugby Street, Nos: 36/38 Emerald Street and part of the ground floor rear of no: 7 Rugby Street and the repair of nos: 7 & 9 Rugby Street.
As illustrated in drawing nos: 002-006 & 4 unnumbered floor plans (Ground, 1st, 2nd & 3rd).

Standard Condition: (over)



(Cont.)

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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 Before any work starts on site, full details of the following shall first have been approved by the Council in consultation with the Greater London Council's Historic Buildings Division;
 - a. The repair of front rooms on the ground and first floors of no.9 Rugby Street.
 - b. The repair of the staircase and enclosure in no:7 Rugby Street.
 - c. The treatment of breaches in the party wall between nos:7 & 9 Rugby Street.
 - d. Any proposed work to the exterior of the buildings including the roofs and drainage provisions.
- 02 The facing materials to be used on the buildings shall not be otherwise than those as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 03 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building.
- 04 That the salvage of items and the destination or re-use of those items, shall be agreed with this Council in association with the Greater London Council Historic Building Division before work is begun.

Reason(s) for Additional Condition(s):

- 01 -04. To safeguard the special architectural and historic interest of the buildings.

Yours faithfully

Director of Planning and Communications (Duly authorised by the Council
to sign this document)