



K. P. HARMAN,
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(Chartered Civil & Municipal Engineer)
BOROUGH ENGINEER & SURVEYOR

TO WHOM ALL COMMUNICATIONS
SHOULD BE SENT

Metropolitan Borough of Saint Pancras.

*Engineer & Surveyor's Department,
Saint Pancras Town Hall,
Euston Road, London, N.W.1.*

OUR REF. TP.3259
YOUR REF. GS/BMB.

23rd September, 1964.

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1962 Permission for Development. (Conditional)

The Borough Council, in pursuance of its powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1963, as delegated by the London County Council (General Powers) Act, 1958, hereby permits the development referred to in the under-mentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

This permission does not purport to convey any approval, consent, permission or licence under any other Acts, including any Byelaws, Orders or Regulations made thereunder, and nothing herein shall be regarded as dispensing with compliance therewith or deemed to be an approval, consent, permission or licence 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, whose address, in case of doubt, may be obtained from this office.

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 benefits thereof.

SCHEDULE

Date of application: 25th August, 1964.

Plans submitted No. Registered No. 22500

Development:

To erect three additional garages at
No. 3, St. Augustine's Road, St. Pancras.

Conditions:

1. Subject to the submission and approval of the Borough Council of detailed plans and elevations, including full particulars of the facing materials proposed, before any work on the site is commenced.
2. The garage accommodation not being used for the accommodation of commercial vehicles, and no trade or business being carried on therefrom.

Messrs. Scott, Ford & Co.,
38-40, Camden Road,
London, N.W.1.

Reasons for the imposition of Conditions:

1. To ensure that the external appearance of the structures is satisfactory.
2. To ensure the permanent retention of the garages for parking purposes; to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the area.

Informative:

Your attention is drawn to the necessity of submitting an application for consent to the Superintending Architect, London County Council, The County Hall, Westminster Bridge, S.E.1. in accordance with Sections 13 and 22 of the London Building Act, 1930.

Yours faithfully,

Borough Engineer and Surveyor.

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

(1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 17, 18 and 19 of the Act and of the Development Order and to any directions given under the order.

(2) If permission to develop land is refused, or 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 London County Council a purchase notice requiring that council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(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 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.

(4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.