

London Borough of Camden

Planning and Transport Department

Camden Town Hall
Argyle Street Entrance Euston Road
London WC1H 8EQ Tel: 278 4444

David Pike MSc CEng MICE MRTPI
Director of Planning and Transport

1- DEC 1989

Weldon Walshe,
Studio Crown Reach,
149a Grosvenor Road,
London, SW1V. 3JY.
Attn M.F.W. Walshe.

Our Reference: HB/8970509/R2
Case File No: B9/1/B
Tel.Inqu:
Sonny Diamond , ext. 2618
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 28 NOV 1989

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

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 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, at 141 Euston Road, London NW1 2AU: (b) to the Statement of Applicants Rights set out below.

SCHEDULE

Date of Original Application : 21st September 1989

Address : "Beechwood" Hampstead Lane/Fitsroy Park, N6.

(Cont.)

(Our Reference: HB/8970509/R2)
(Case File No: B9/1/B)

Proposal : The erection of a three-storey side extension to provide plant and storage at basement level, formal reception room and enlarged bedroom accommodation at ground and first floors respectively, together with minor alterations to the existing building for continued use as a single family dwelling, as shown on drawing nos. 89/CR47/1000, 01, 02, 03B, 04B, 05A, 16, 17. as revised on 25th September, and 3rd October 1989.

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 14.11.89 and reference LD/4222B.
- 02 That all new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile and, in the case of brickwork, facebond and pointing.
- 03 That detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by this Council in consultation with The Historic Buildings and Monuments Commission before the relevant part of the work is begun:
 - (a) all new sash windows, and gunstock stiled door openings and fanlights to the rear elevation;
 - (b) new entrance door and fanlight to front elevation;
 - (c) details of hard and soft landscaping immediately adjoining the new extension.

Reason(s) for Additional Condition(s):

- 01 As required by The Historic Buildings and Monuments Commission.
- 02 & 03 To safeguard the special architectural and historic interest of the building.

Informative(s):

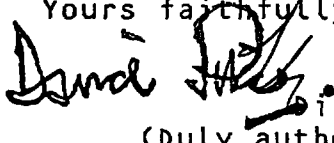
- 01 The purpose of condition 3 (c) is to ensure that in extending the house into the rising ground to the north west the existing contours of Beechwood's garden setting should not be cut into in such a way as to

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(Our Reference: HB/8970509/R2)
(Case File No: B9/1/B)

produce any abrupt changes of level, but rather that this part of the garden be regraded to maintain similar soft contours to those existing. English Heritage would expect to be consulted as regards any retaining walls introduced - including any which may be necessary to protect trees - in satisfaction of this condition.

Yours faithfully



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.

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(Our Reference: HB/8970509/R2)
(Case File No: B9/1/B)

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.