



ENVIRONMENT DEPARTMENT

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Our Reference: PL/9400865/R1
Case File No: C6/2/A
Tel.Inqu:
Miss Jay Turner ext. 5623

Date: 18th May 1995

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 3rd June 1994

Address : Inverforth House, North End Way, NW3

Proposal : For the change of use and alterations of Inverforth House from Hospital use (Class C2) to use as 12 residential units, plus porters lodge (Class C3) and including a garage block for 22 cars and one double garage, together with structural proposals for landscaping which include a tennis court, as shown on drawing numbers 2467/01, 02, 03A, 04, 05A, 06, 07, 08, 09 (coloured), 010 (coloured), 11A, 12A (coloured), 13A, 14A, 15A, 16B, 17, 18, 19 & 20; 93/76.1, .2 & .3 (showing demolitions proposed); 201/01E & 201/02A (landscape proposals), revised by letter dated 13 October 1994.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 The development must be begun not later than either five years from the

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date of this permission or two years from the final approval of the reserved matters, whichever is the later.

- 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 Sample panels of 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.
- 04 Detailed drawings or samples of materials, as appropriate, in respect to the following, shall be submitted to and approved by the Council before the relevant part of the work is begun:
 - (a) Clay roof tiles for garage block;
 - (b) All new external joinery including new conservatories;
 - (c) New balustrades to wings;
 - (d) Door to garage block;
 - (e) New piers and gates;
 - (f) Porters lodge;
 - (g) Surface treatment of parking areas;
 - (h) Tennis court and enclosures,
 - (i) Reconstituted stonework.
- 05 The porters lodge shall be used solely as a porters lodge in connection with the management of the building and for no other purposes.
- 06 The proposed gymnasium shall be for the sole use of residents of the house and shall not be for commercial let or hire.
- 07 The flat roofs of the wings of the property and any other flat roofs not currently shown as roof terraces on the proposed drawings shall not be used as roof terraces without the grant of planning permission.
- 08 The lifts shall be designed and installed in such a manner so as to prevent any significant transmission of noise and vibration to the structure. Additionally at 1 metre outside the windows of any habitable room the level of noise from all plant or machinery shall be at all times at least 5 decibels below the existing ambient noise levels, expressed in db(A), at such location. Where the noise from plant or machinery is tonal in character the difference between these levels shall be at least 10db(A).
- 09 No work shall start on site prior to approval by the Council of a plan indicating the contractors working area and the protected areas, together with an explanation of the proposed means of protection.
- 10 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.
- 11 The garage(s) shall be retained and used for the accommodation of private motor vehicle(s) only and no trade or business shall be carried

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on therefrom.

- 12 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt open areas in accordance with the landscape drawings already submitted have been submitted to and approved by the Council.
- 13 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.
- 14 Details of the design of the building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site to the proposed garage block insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Councils Planning, Transport & Employment Services before any works on site are commenced.

Reason(s) for Additional Condition(s):

- 01 In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02 In order to safeguard the special architectural and historic interest of the building.
- 03 In order to safeguard the special architectural and historic interest of the building.
- 04 In order to safeguard the special architectural and historic interest of the building.
- 05 To prevent intensification of residential use within the vicinity of the building.
- 06 The site is an inappropriate one for a public gymnasium.
- 07 In order not to detract from the appearance of the building and the amenity of users of the Perola and the Heath.
- 08 In order to protect the amenities of the occupants of the buildings.
- 09 To minimise the effect of the construction on the garden.
- 10 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 11 Any other use of the garage(s) would be prejudicial to the amenities of the residential building(s) and the area generally.
- 12 In order that the Council may give consideration to the details of the proposed development.
- 13 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.

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- 14 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.

Informative(s):

- 01 The enclosed leaflet sets out the Council's guidelines for the protection of trees on development sites.
- 02 Your attention is drawn to the need to provide adequate sound insulation in the walls, floors and ceilings that separate the dwellings formed as a result of this approved conversion scheme. Guidance notes giving details of approved methods of sound insulation are attached.
- 03 The development hereby approved must be carried out in strict compliance with the plans referred to in the permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.
- 04 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 05 The details to be submitted pursuant to Condition 03(a-i) will be considered by this authority in conjunction with the Historic Buildings and Monuments Commission (London Division).

Yours faithfully,


Director,
Environment Department
(Duly authorised by the Council to sign this document)