

DIPS

WATKINS : DALLY  
(FAO DES DALLY)  
7-9 TANNERS HILL  
DEPTFORD  
LONDON  
SE8 4PT

Application No: PSX0105154/  
Case File:P13/36X/A

26th November 2001

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
**Phoenix Gardens, Stacey Street, WC2**

Date of Application : 27/09/2001

Proposal :  
Demolition of low wall and low railings to St Giles Passage.  
Replace with new railings approximately 2.1 metres high  
along boundary,  
as shown on drawing numbers: 253.09 (existing railings to St  
Gile Passage); 253.010A (railings to St Giles Passage); and  
Existing situation (three photographs on one A4-size sheet).

The Council has considered your application and decided to grant  
permission subject to the following conditions:

Standard condition:

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

Standard Reason:

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



Additional conditions:

- 1 Joints between setts in the granite sett band will not exceed 15mm (not 25mm as stated on drawing).
- 2 Unless the railings are painted black the colour is to be submitted to and agreed in writing by the local planning authority.

Reasons for additional conditions:

- 1 In order that the Council may give consideration to the details of the proposed development.
- 2 In order that the Council may give consideration to the details of the proposed development.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

This application was dealt with by Nick Jacobs on 020 7974 5939.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



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

DecfplanWC/TPFU

