



London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Head of Planning, Transport and Health Service : Richard Rawes BA Hons. MICE C.Eng Dip TE

Tel 071-278 4444

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John Ward & Associates Ltd
The Hollies, Naseby Road
Clipston, Market Harborough
LEICESTERSHIRE,
LE16 9RZ (Ref: A.P. Morris)

Our Reference: PL/9200074/R4
Case File No: H10/4/A
Tel. Inqu:
Mark Dykes ext. 2624
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 20 OCT 1992

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 : 22nd January 1992

Address : 81-86 Chalk Farm Road, NW1.

Proposal : Redevelopment of the site by the erection of a Petrol Filling Station with car wash and associated landscaping, as shown on drawing nos. H3082/1, 4A, 7. as revised by letters of 02.04.92, 02.06.92, 14.07.92, and 10.09.92.

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 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the site.
- 02 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without

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- detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 03 By not later than the end of the planting season following the completion of the development hereby permitted, or any phase of the development, at least 2 trees shall be planted in such positions and of such size and species as may be agreed with the Council. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.
- 04 At 1 metre outside the windows of any habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing ambient noise levels expressed in dB(A), at such locations where the noise from plant and machinery is tonal in character the difference between these levels shall be at least 10dB(A).
- 05 All plant and machinery shall be provided with effective sound attenuation and vibration isolation in accordance with a scheme to be submitted to and approved by the Council's Planning Transport and Health Service before any work on site is commenced.
- 06 The car wash and any other vehicle cleaning equipment on site shall not be used other than between the hours of 8.00am and 8.00pm Monday to Saturday and 9.00am to 7.00pm on Sundays.
- 07 The delivery of fuels shall be restricted to between the hours of 8.00am and 8.00pm.
- 08 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion 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.

Reason(s) for Additional Condition(s):

- 01 -02, 04-07. To safeguard the amenities of the adjoining premises and the area generally.
- 03 To enable the Council to ensure a reasonable standard of visual amenity in the scheme.
- 08 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.

Informative(s):

- 01 The Council's Engineering Services should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over the public highway, including vaults and thresholds.



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The Section dealing with these matters is located currently at 211 Arlington Road, NW1 (tel: 071 485 4111).

- 02 Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Environmental Health and Consumer Services, Town Hall, Euston Road, WC1H 8EQ (tel: 071 278 4444) or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.

Yours faithfully,

Head of Planning, Transport & Employment Services
(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.