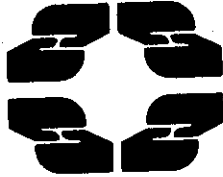


## London Borough of Camden



Planning and Communications Department  
 Camden Town Hall  
 Argyle Street Entrance  
 Euston Road  
 London WC1H 8EQ  
 Tel: 278 4366  
 B Schlauffenberg Dr Arch (Rome) Dip TP FRPI  
 Director of Planning and Communications

Item No. ....

Date 13 FEB 1979

J.N. Redwood,  
 Chalco Development Ltd.,  
 100 George Street,  
 London, W1.

Your reference

Our reference 118/111/A (XXXI)/26008 (21)

Telephone inquiries to:

Miss Dent

Ext. 345

Dear Sir(s) or Madam,

**TOWN AND COUNTRY PLANNING ACTS**  
**Permission for development (conditional)**

DEVELOPMENT COMPLETED.  
 DISTRICT SURVEYOR'S  
 CERTIFICATE 10.6.81

The Council, in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the condition(s) set out therein and in accordance with the plan(s) submitted, save insofar as may otherwise be required by the said condition(s). Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

## SCHEDULE

Date of application: 3rd February 1978 - revised 24 November 1978

Plans submitted: Reg.No: 26008 (21) Your No(s): 16/101/B &amp; 16/102

Address: Land bounded by Adelaide Road, King Henry's Rd., Elworthy Rise and part of Lower Barton Rise, NW3.

Development:

(INCLUDES 11-15 LOWER MELTON AISE)

The erection of sixty three-storey town houses, each with integral garage and garden, together with service roads, communal areas and paths.

Standard condition:

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

Standard reason:

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional condition(s):

1. The facing materials to be used on the proposed buildings shall not be otherwise than those as shall have been submitted to and approved by the Council before any work on the site is commenced.
2. The garages shall be retained and used for the accommodation of private motor vehicles only.
3. Notwithstanding the provisions of article 3 of the Town and Country Planning General Development Order 1977, no development within Classes I and II of schedule 1 of that Order shall be carried out, without the grant of planning permission having first been obtained from the Council.

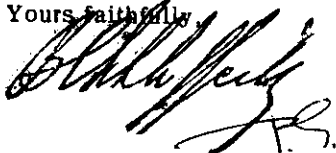
Additional condition(s) - contd.

4. Details of the landscaping of all unbuilt-upon areas and of the fencing or other means of enclosure shall not be otherwise than as shall have been submitted to and approved by the Council and the laying out and planting in accordance with the approved scheme shall take place within one year of completion of the development. The details to be submitted shall show the proposed treatment and position of the boundary of the site with the rear of 165/167 Adelaide Road and Elsworth House, including details of fencing and treatment of any exposed wall area.

\* continued on separate sheet.

Reason(s) for the imposition of condition(s):

Yours faithfully



Director of Planning and Communications

(Duly authorised by the Council to sign this document)

#### Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, 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 Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX 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 granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

#### General Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, 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 a consent by the Council 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 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 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. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.

Additional Conditions Continued

5. Details shall be submitted and approved for the treatment of the forecourt area and crossovers for houses having access from Merton Rise and Elsworthy Rise prior to the commencement of work on the site.

6. All existing trees shown on drawing No. D6 101B or not directly affected by the proposed building works shall be retained and protected during the course of construction. Any tree which subsequently dies or has to be removed as a result of carrying out this development shall be replaced with a specie of a type and in such position as the Council may approve; such replacements shall be indicated on a drawing which shall have been submitted to the Council for consideration within a period not exceeding nine months from the completion of the development.

7. In view of the effect of the change of intention for the long-term development for the whole estate, details of the permanent treatment of the boundary of Elsworthy Rise with the Quickswood estate, including the treatment of the flank wall of 29 Quickswood and the bank and fence shall be submitted to and approved by the Council. Amendments in accordance with the approved details shall be implemented prior to the completion of the development for the adjoining site hereby permitted.

Reasons for conditions

1. To ensure that the Council may be satisfied with the external appearance of the buildings.

2. Any other use of the garages would be prejudicial to the amenities of the residential buildings or of the area generally.

3. To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

4, 6, and 7. To enable the Council to ensure a reasonable standard of visual amenity to the scheme.

5. To ensure that the area of , and layout of, the crossovers will provide adequate access whilst protecting the movement of pedestrians on the footpath.

Informative

Before the construction of the houses adjacent to Elsworthy Mews the District Surveyor should be consulted regarding any possible adverse effect on the stability of the Mews building.