



ENVIRONMENT DEPARTMENT

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CHBC  
32 High Street,  
Ingatestone,  
Essex, CM4. 9EE  
Attn. D. Charles.

Our Reference: PL/9500121/R2  
Case File No: H11/1/B  
Tel. Inqu: Ian Pestel ext. 5970

Date: 31st August 1995

Dear Sir(s)/Madam,

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

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 : 24th January 1995

Address : Chalk Farm Bus Garage, Harmood Street, NW1

Proposal : Redevelopment of the existing bus garage premises to provide a total of 20 houses and 24 flats with a total floorspace of 3860 sq.m. including 44 car parking spaces as shown on drawing nos. 94-969-101B, 102B, 103B, 104B, 105B, 106B, 107B, 108B. revised on 12.4.95 and 25.5.95

#### 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 details of the elevations (at a minimum scale of 1:50) and facing materials to be used on the buildings shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 02 The whole of the car parking accommodation indicated in the application shall be provided and retained permanently for the parking of vehicles of the residential occupiers of the development and their visitors.
- 03 No development shall take place until full details of hard and soft

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( Our Reference: PL/9500121/R2 )  
( Case File No: H11/1/B )

- landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council. These details shall include the design and operation of the proposed entrance gates.
- 04 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.
- 05 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A to H) and Part 2 (Classes A to C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.
- 06 The development shall be constructed in strict accordance with the drawings hereby approved.

## Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 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.
- 03 In order that the Council may give consideration to the details of the proposed development.
- 04 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 05 To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations.
- 06 To safeguard the appearance of the premises and the character of the immediate area.

## Informative(s):

- 01 In good time prior to the start of construction (or, if appropriate, demolition) on site the contractor shall discuss and agree with the Council's Traffic Management Section (tel. 071 860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

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( Our Reference: PL/9500121/R2 )  
( Case File No: H11/1/B )

- 02 Works of construction and ancillary activity should not take place other than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 03 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Planning Transport & Employment Services (Street Naming and Numbering), Camden Town Hall, Euston Road, WC1H 8EQ, (071 860 5613).
- 04 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.

Yours faithfully,

Director,  
Environment Department

(Duly authorised by the Council to sign this document)

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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.