



Camden

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

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Attn. Mr. B.S. Hall

Our Reference: PL/9400281/
Case File No: H11/1/B
Tel. Inqu: Ian Pestel ext. 5970

Date: 27TH JANUARY. 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 on an Outline Application (Conditional)

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 : 23rd February 1994

Address : Chalk Farm Bus Garage, Harmood Street, NW1.

Proposal : The redevelopment of the existing bus garage premises to provide 2980sq. m. of residential accommodation, comprising:
22, 3-bedroom houses; 4, 2-bedroom houses and 15, 1-bedroom flats, including 41 car parking spaces. (in outline)

Standard and Other Condition(s):

- 01 The siting, design, external appearance of the building(s), the means of access thereto and the landscaping of the site ("the reserved matters") shall be approved by the Council before work on the site is commenced.
- 02 Application for approval of the reserved matters shall be submitted to the Council within three years from the date of this permission.
- 03 The development must be begun not later than either five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later.
- 04 All hard and soft landscaping works shall be carried out to a reasonable standard 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

(Cont.)

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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.

No works of demolition shall take place until contracts have been exchanged for the redevelopment of the site in accordance with a scheme for which full planning permission has been granted.

- 06 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 and their visitors.

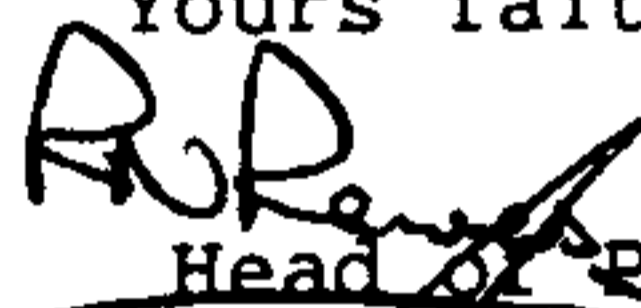
Reason(s) for Standard and Other Condition(s):

- 01 In order that the Council may give consideration to the details of the proposed development.
- 02 & 03. In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 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 protect the visual amenity of the area.
- 06 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the development does not add to traffic or parking congestion.

Formative(s):

- 01 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.

Yours faithfully,

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