



London County Council
ARCHITECT'S DEPARTMENT

TP/6AR

Development completed in
conformance with this
No. permission. DS 167/63

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 14 (5)

Telephone:
WATERLOO 5000

PERMISSION FOR DEVELOPMENT (CONDITIONAL)

Extension

REGISTER OF APPLICATIONS

CASE No.

291
TP.3133/IV
WDS/VP

25 NOV 1960

APPLICANT'S
REF.

Date of Council's decision*

24 NOV 1960

Particulars of an application under the Town and Country Planning Act, 1947, and the Town and Country Planning (General Development) Order, 1950.

Particulars of any direction in respect of the application under the above-named Act and Order: None Issued.

*Council's Decision. Permission granted for the development referred to in the mentioned schedule as shown on the plans submitted, subject to the conditions to.

SCHEDULE

Date of application:

13 September 1960

Plans submitted:

Development:

The redevelopment of 29-39 St. John's Wood Park (Site 29) by the erection of two four-storey blocks of eight and eight flats; two blocks part eight and part eleven-storey in height, each containing eight-three flats; three three-storey terraces comprising a total of seventeen dwelling-houses, two parking spaces and one hundred and eighteen private lock-up garages and the construction of a new means of access to the highway, with facing materials as described in your letter dated 1 September 1960.

Conditions

(1) The garages and parking accommodation shall be provided and retained permanently for the accommodation of vehicles of the occupants and users of the flats and dwelling-houses and shall not be used for the accommodation of commercial vehicles, and no trade or business shall be carried on therefrom.

Name and address of applicant.

Messrs. T.P. Bennett & Son
43 Bloomsbury Square
W.C.1

Certified that this document contains a true record of a decision of the Council.

Signed.....

Particulars of any Ministry decision on appeal under Section 16

XXXXXXXXXXXXXXXXXXXX

Conditions - contd.

(11) The trees on the rear boundaries of the site, shown on the plans submitted shall not be lopped, topped or felled, without the prior consent of Hampstead Borough Council.

Reasons for the imposition of Conditions:

(1) To ensure the permanent retention of the garage space for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of adjacent premises.

(11) To safeguard the character of the area and the amenities of adjacent premises.

I have to inform you:-

(1) That Hampstead Borough Council should be consulted with regard to any proposed works to or on the public highway and with regard to the stepping-up of part of St. John's Wood Park.

(2) That trees on this site are the subject of the London Tree Preservation Order (Hampstead No. 39), and as many as possible which are not affected by proposed buildings or roads should be retained. In this connection the Council's Parks Department would be pleased to inspect the site when the area is pegged out to discuss and advise on the removal, if necessary, of any trees.

XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX



I have to inform you:-

(1) That the Borough Council should be consulted with regard to any proposed works to or on the public highway and with regard to the stopping up of part of St. John's Wood Park.

(2) That trees on this site are the subject of a County of London Tree Preservation Order (Numbered No. 39) and as many trees as possible which are not within the curtilage of buildings or roads should be retained. In this connection the Council's Parks Department would be pleased to inspect the site when the area is pegged out to discuss and advise on the removal, if necessary, of any trees.

(3) That attention is invited to the provision of the Petroleum (Regulation) Acts, 1928 and 1936, and to the necessity of obtaining any license or approval required under these Acts, and of the advisability of consulting the Council's officers of the Public Control Department in this respect.

Further, I have to inform you that so far as can be ascertained from the outline plans submitted, the development will require consideration under:-

(a) Part II of the London Building Act, 1939, in respect of the formation of estate roads, which should embody the followings:-

(1) All new carriageways should be generally not less than 16 ft. wide and the footways thereto should be not less than 6 ft. wide.

(2) A raised curb not less than 18 in. wide should be provided to the outer edge of the covered way to the lock-up garages around the perimeter of the site where garages are provided to one side of the covered way only. A similar curb should be provided to the columns.

(3) The kerbs above the crown of the road where the blocks pass over the roadway should be not less than 16 ft. 6 in.

(b) Section 51 of the London Building Act, 1939, as amended by Section 5 of the London County Council (General Powers) Act, 1934, regarding the maximum height of Block H1, Section 20 of the London Building Acts (Amendment) Act, 1939, to the erection of Blocks H1 and H2 and Section 24 of the London Building Acts (Amendment) Act, 1939, as regards the means of escape from the various blocks.

You are advised to consult the Council's officers before detailed plans are prepared particularly with regard to the fire brigade access to Blocks H1 and H2.

Yours faithfully,

H. H. H. H. H.

H. H. H. H. H.

Architect to the C