

Planning and Communications Department

Old Town Hall
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B Schlaffenberg Dr Arch (Rome) Dip TP FRPI
Director of Planning and Communications

Item No. 3

**Harris. Trevor-Janechere Associates,
The Studio,
105 Elizabeth House,
London, E.1.3.**

Date 28 JAN 1976

Your reference

025/1975/2/2551(R)

Telephone inquiries to:

Mr. Weatherhead

Ext. **215**

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACTS

Permission for development on an outline application (conditional)

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.

Date of application: 8th October 1976 SCHEDULE

Plans submitted: Reg.No: 2551(R) Your Nos: 7617/3

Address: 525 Finchley Road, NW3 and 1A Parsifal Road, NW6

Development: **The redevelopment of the site by means of the erection of a block of 13 flats fronting the Finchley Road, a terrace of 4 x 3 storey houses fronting Parsifal Road, and two houses on the site of 1A Parsifal Road, together with ancillary car parking and a new means of access to the highway.**

Conditions:

- (1) The siting, design, external appearance of the building(s) and the means of access thereto shall be as approved by the local planning authority before any work on the site is commenced.
- (2) Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the local planning authority within three years from the date of this permission.
- (3) The development must be begun not later than five years from the date of this permission or two years from the final approval of the matters reserved, whichever is the later.

Reasons:

- (1) In order that the Council may give consideration to the details of the proposed development.
- (2) & (3) In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional condition(s):

- (4) **The details of the elevations and facing materials to be used on the buildings shall not be other than those as shall have been submitted to and approved by the Council before any work on the site is commenced.**
- (5) **The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupants and users of the buildings.**

All correspondence to be addressed to the Director of Planning and Communications.

September 1975

the final approval of the matters reserved, whichever is the later.

Reasons:

- (1) In order that the Council may give consideration to the details of the proposed development.
- (2) & (3) In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

(6) Additional condition(s) - contd.

- (6) Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1973, no development within Classes I and II of Schedule I of that Order shall be carried out, without the grant of planning permission having first been obtained from the Council.
- (7) Details of the landscaping of all unbuildt 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.
- (8) Any building at the rear of 525 Finchley Road (block B on the submitted drawing 7/17/5) shall be set back 4.0 metres from the back edge of pavement.

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

- (4) In order that the Council may give consideration to the details of the proposed development.
- (5) 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.
- (6) To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.
- (7) To enable the Council to ensure a reasonable standard of visual amenity in the scheme.
- (8) In order to ensure adequate space is available for a car to be parked on the drives without projecting over the pavement.

Further to condition 7 the Council will expect any detailed proposals to include replacement tree planting for the 14 preserved lines which have been partially removed without approval.

Yours faithfully,

2. The Director of Works, Old Town Hall 213 Haverstock Hill, NW3 (435 7171) should be consulted regarding the construction of the crossover on the public way and any work to, or under the public highway, including vaults and thresholds.

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, Caxton House, Tothill Street, London SW1H 3BX, 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

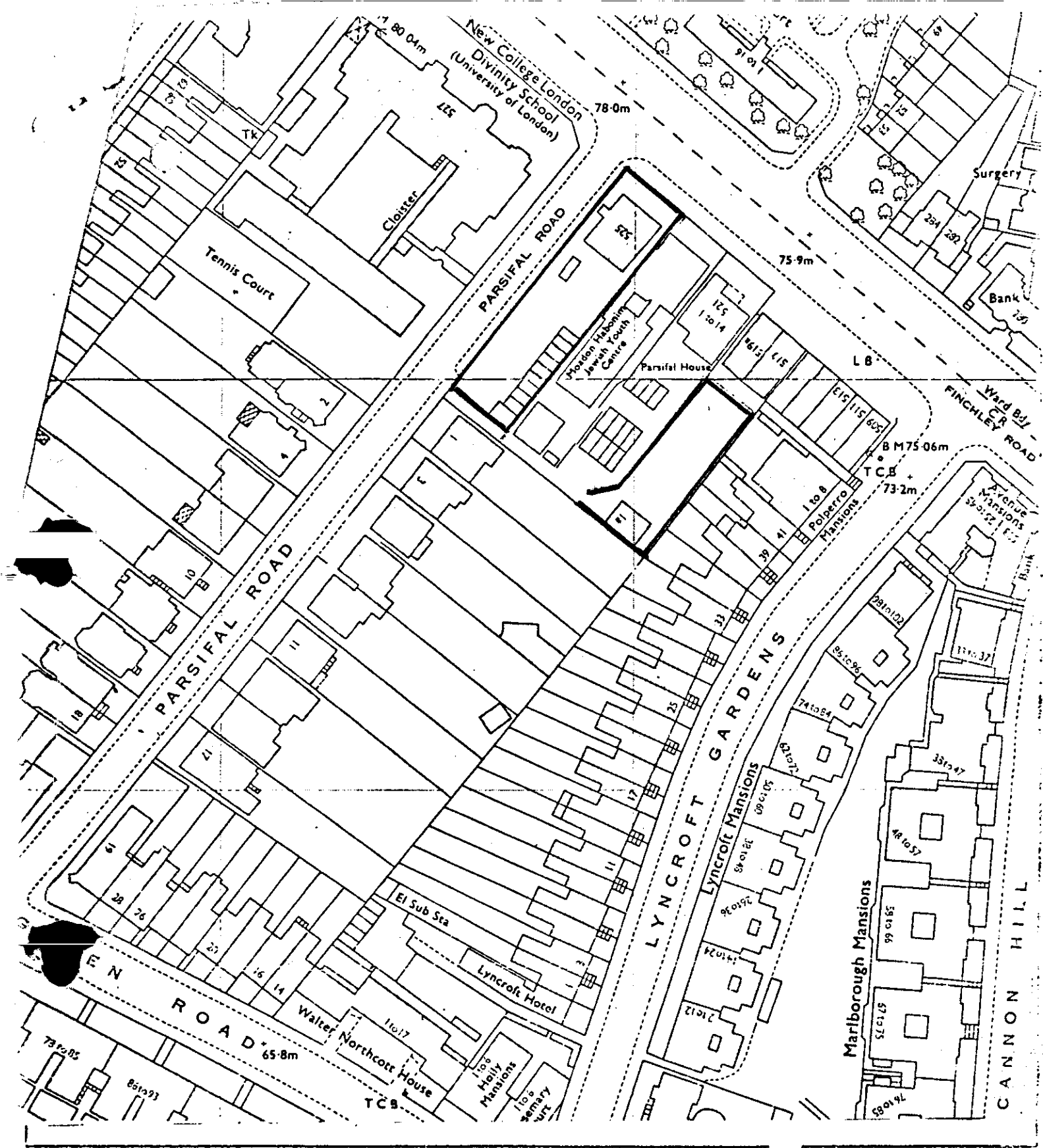
This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

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.



London Borough of Camden
 Town and Country Planning Act 1971 (sections 35 & 37)
 APPLICATION DATED

Premises **525 FINCHLEY ROAD & 1A PARSIFAL ROAD N.W. 6.**
 Verified RED above

Scale 1: 1250



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