

Pollard Thomas & Edwards
Architects
18 Essex Road
London
N1 8LN

Our Reference: PL/9201128/
Case File No: G6/1/A
Tel.Inqu:
Elspeth Hall ext. 2665
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 2 25 1992

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

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made the eunder, 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 : 11th September 1992

Address : 2-28 Lithos Road, NW3

Proposal : The erection of 11 houses, 5 maisonettes and 18 flats and associated parking and external works, as shown on drawing no(s) 92/125/1/5; TP/02/A; 10,13,14, and 15 and a letter dated 26.10.92.

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 and facing materials to be used on the building 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 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Head of Planning, Transport and Health Service: Richard Rawes BA Hons MICE C.Eng Dip TE

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- 03 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 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.
- 04 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.
- 05 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.
- 06 One parking space shall be designated for the sole use of disabled residents of the development hereby permitted.
- 07 Details of proposals for the storage and disposal of refuse shall be submitted to and approved by the Council. These works shall be completed in accordance with the approved details before the first residential unit is occupied.
- 08 Details of acoustic double glazing and sound attenuation mechanical ventilation, when shall be provided where noise level exceeds 65dB(A) expressed as 24 hr Leq when measured 1 metre outside the windows of any habitable room, shall be submitted for approval by the Council before the development hereby permitted commences.
- 09 Details of sound insulation, which shall ensure the internal noise levels with windows closed shall not exceed 35 dB(a) expressed as a 24hr Leq in living rooms and 30 dB(a) as a 24hr Leq in bedrooms, shall be submitted to the Council for approval before the development hereby permitted commences.
- 10 Details of a scheme of works to isolate the foundations of the proposed buildings from vibration, such that the Vibration Dose Values shall not exceed 0.4ms-1075eVDV during the day (0700-2200) and 0.13ms-1.75ms eVDV during the night (2200-0700), shall be submitted for approval by the Council before the development hereby permitted commences.
- 11 Demolition of the existing buildings shall only take place between the hours of 08.00 am and 6.00 pm Monday to Friday and not at all on weekends and bank holidays.
- 12 All trees on the site, or parts of trees growing from adjoining sites unless shown on the permitted drawings to be removed, shall be retained



Camden

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

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and protected from damage to the satisfaction of the Council for a period of at least twelve months following the completion of the development hereby approved.

During the construction work all trees shown on the permitted drawings to be retained shall be protected in accordance with BS 5837 " Trees in relation to construction".

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 In order that the Council may give consideration to the details of the proposed development.
- 03 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 04 To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations.
- 05 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.
- 06 To comply with Council policy and in the interest of disabled residents of the development hereby permitted.
- 07 To ensure that the details of refuse arrangements are satisfactory.
- 08 to 11 To safeguard the amenity of the residents and occupiers of the development hereby permitted.
- 12 & 13 In the interests of local amenity.

Yours faithfully,


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