



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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15 MAR 1993

Pollard Thomas & Edwards  
18 Essex Road  
London  
N1 8LN

Our Reference: PL/9200670/  
Case File No: G6/1/A  
Tel. Inqu:  
Elspeth Hall ext. 2665  
(Please ring after 2.00pm unless  
enquiring about Tree applications.)

Date: 11 MAR 1993

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 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 : 8th July 1992

Address : 2-28 Lithos Road, and adjoining land, NW3.

Proposal : The erection of 14 houses, 6 maisonettes and 19 flats and associated parking and external works, as shown on drawing no(s) 92/125/1/5/; TP/01/B; 02/A; 03/A; 04 and 05 and letter dated 15.09.92

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.

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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 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.
- 04 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 Two parking spaces 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, which shall be provided where the 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 development hereby permitted commences.
- 09 Details of sound insulation, which shall ensure that internal noise levels with windows closed shall not exceed 35dB(A) expressed as a 24 hr Leq in living rooms and 30 dB(A) as a 24 hr 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-1.75 eVDV during the day (0700-2200) and 0.13ms-1.75 eVDV during the night (2200-0700) shall be submitted for approval by the Council before development hereby permitted commences.
- 11 Demolition of the existing buildings shall only take place between the hours of 08.00am and 6.00pm Monday to Friday and not at all at weekends or 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 and protected from damage to the satisfaction of the Council for the

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period of at least twelve months following the completion of the development hereby approved.

- 13 During the construction work all trees shown on the permitted drawings to be retained shall be protected in accordance with BS5837 "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 interests 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 to 13 In the interests of local amenity.

Yours faithfully,

  
Head of Planning, Transport & Employment Services  
(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.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

## Purchase Notices.

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## Compensation.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the

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application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

#### Further Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 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 attention is drawn to the London Building Acts 1930-39 (as amended), the London Building Act 1984 and the Building Regulations made thereunder which must be complied with to the satisfaction of the Council's District Surveyor, Engineering Services - Building Control, 3rd Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ, (tel: 071-413 6941).

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 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.

Applicants are advised to consult the Head of Engineering Services, 3rd Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ, regarding any works proposed to, above, or under any carriageway, footway or forecourt.

A PLANNING APPLICATION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT.