

PLANNING AND TRANSPORT SERVICES

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

CAMDEN TOWN HALL
ARGYLE STREET ENTRANCE
EUSTON ROAD
LONDON WC1H 8EQ
TEL 071 278 4444
FAX 071 860 5713

HEAD OF PLANNING AND TRANSPORT SERVICES RICHARD RAWES BA (HONS), MICE, CEng, DIP TE

Heffernan & Associates,
35A Pond Street,
London, NW3. 2PN.

Our Reference: PL/9003583/R5
Case File No: E11/21/E
Tel.Inqu:
Ms. S.Waddell ext. 2641
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 14 FEB 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 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 : 17th December 1990

Address : 96a & 98A Highgate Road, NW5.

Proposal : Part refurbishment and extension of existing buildings and part redevelopment to provide a part single and part two storey building for office use within Class B1 of the Town and Country Planning (Use Classes) Order 1987, as shown on drawing nos. 381/D/8E, 9A, and 101, 106A, revised by letters 22.05.91, 18.07.91, 30.08.91, 15.10.91 and 02.01.92.

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.

L O N D O N B O R O U G H O F C A M D E N
P L A N N I N G A N D T R A N S P O R T S E R V I C E S

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- 02 The forecourt area at the front of the building shall be retained for the use of vehicles loading and unloading goods and shall not be used for the parking of motor vehicles.
- 03 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 04 The development shall be constructed in strict accordance with the drawings hereby approved.
- 05 The flat roof of the single storey building shall not be used as a terrace.
- 06 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.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- 03 To safeguard the amenities of the adjoining premises and the area generally.
- 04 To safeguard the appearance of the premises and the character of the immediate area.
- 05 In order to safeguard the amenities of neighbouring occupiers.
- 06 In order that the Council may give consideration to the details of the proposed development.

Informative(s):

- 01 Your attention is drawn to the requirements of Sections 4, 7, and 8A of the Chronically Sick & Disabled Persons Act 1970 that this development (for employment use or to which the public will be admitted) should be made accessible to disabled people wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 02 Works of construction and ancillary activity should not take place other than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 03 Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Environmental Health and Consumer Services, Town Hall, Euston Road, WC1H 8EQ (tel: 071 278 4444) or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.

LONDON BOROUGH OF CAMDEN
PLANNING AND TRANSPORT SERVICES

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- 04 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Planning Transport & Employment Services (Street Naming and Numbering), Camden Town Hall, Euston Road, WC1H 8EQ, (071 860 5613).
- 05 Your proposals may be subject to control under the Building Act 1984, the Building Regulations and the London Building Acts 1930-82, and you are advised to consult 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).
- 06 No plant/water tank/lift motor rooms should be erected on the roof of the building without planning permission having first been obtained.
- 07 The Council would expect the details submitted pursuant to Condition 06 above to include the retention of the existing granite setts and stone pavings where appropriate, together with the re-use of any that are removed from their existing location within the front courtyard area.

Yours faithfully,



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

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.