

LONDON BOROUGH OF CAMDEN

89.
CTP.12

B. Schlaffenberg,
Dr. Arch. (Rome), Dip.T.P., M.T.P.I.
PLANNING OFFICER

Planning Department,
The Old Town Hall,
197, High Holborn,
London, W.C.1.

Telephone HOLborn 3411 Ext. _____

Date: 2nd June, 1965.

Your Ref:

Our Ref: CTP/L.15/26/A
SR89

Dear Sir(s) ~~xxxxxx~~

TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963

Permission for Development. (Conditional)

The Council, in pursuance of its powers under the above mentioned Acts and the Town and Country Planning General Development Order, 1963, 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 in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights set out overleaf.

The permission is given subject also to due compliance with any Local Acts, regulations, building bye-laws 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 byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of doubt, 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.

SCHEDULE

Date of application: 20th January, 1965.

Plans submitted No.: CTP/L15/26/A/P1 (Your No. 244.3)

Development: Redevelopment of 201-207, Grays Inn Road, Camden, by the erection of a building of basement, ground and four floors over, for use as a car park in the basement, car park and petrol filling station on the ground floor and 20 residential flats on the first to fourth floors.

Conditions: (See Sheet Attached)

To:- Messrs. Brian Ring, Howard & Partners,
1, Duke Street,
London, W.1.

Conditions:

- (1) The building shall not be erected otherwise than in accordance with detailed plans, sections and elevations, including full particulars of the facing materials proposed, and showing compliance with the following conditions, which shall have been approved by the Council before any work on the site is commenced.
- (2) A splay shall be provided and shall remain clear and unobstructed at the corner of the site at the junction of Grays Inn Road and Heathcote Street, measuring 15 ft. to Grays Inn Road and 10 ft. to Heathcote Street.
- (3) No part of the building, fuel storage tanks, interceptor traps or other structures shall be sited in advance of the improvement line and splay for Grays Inn Road.
- (4) The height of the boundary wall shall not exceed 2 ft. 6 inches and shall conform with the splay required at the corner of Grays Inn Road and Heathcote Street.
- (5) The fuel pumps and openings to the fuel storage tanks shall be not less than 20 ft. behind the improvement line and splay for Grays Inn Road and Heathcote Street.
- (6) The width of the traffic accesses to the site shall be as follows:-
 - (a) 16 ft. to the car park and service area from Heathcote Street.
 - (b) 20 ft. to the petrol filling station from Heathcote Street.
 - (c) 16 ft. from the petrol filling station to Grays Inn Road.
- (7) Ingress to the petrol filling station shall be restricted to the Heathcote Street access, and egress from it shall be restricted to the Grays Inn Road access, and signs adequately indicating this one-way circulation shall be displayed at each access.
- (8) The whole of the car-parking accommodation shown on the drawings shall be provided and retained permanently for the accommodation of vehicles of the occupiers and users of the remainder of the building provided that nothing in this condition shall prevent the use of such car-parking accommodation or any part thereof, by persons or bodies for such periods and at such times as the Council may from time to time approve in writing.
- (9) No school of motoring, or hiring, distribution trading in or repairing or servicing of motor vehicles, or any other activity of a like nature shall take place or be carried on from the said car-parking accommodation.
- (10) The windows on the Grays Inn Road frontage shall be adequately protected against any fire which might arise in the petroleum storage area.

Reasons for Imposition of Conditions:

- (1) In order that the Council may be satisfied as to the details of the proposal.
- (2) and (3) In order to safeguard the improvement of Grays Inn Road.
- (4) To ensure that visibility is adequate for the safety of traffic using the premises and the surrounding streets.
- (5) To ensure the safety of users of the surrounding streets.
- (6) To ensure the safety of pedestrians using the adjoining streets, and adequate traffic access to the site.
- (7) To ensure adequate provision for traffic circulation within the site and avoid congestion on the adjoining streets.

(8) and (9) To ensure the permanent retention of the garage space for parking purposes and to ensure that the use of the building does not add to traffic congestion.

(10) To ensure the safety of the residents of the building.

Further Information:

(1) The Licensing Department of the Greater London Council (Tels TRAFALGAR 7799) should be consulted regarding compliance with condition (10) and the need for approval under the Petroleum (Consolidation) Act 1928.

(2) It would be advisable to consult the Greater London Council (Inner London Education Authority), as owner of the adjoining site, and as regards the possibility of co-operation in respect of their future development of Nos. 209-211, Gough Lane Road.

Resolution for Development. (Conditional)

The Council, in pursuance of its powers under the above-mentioned Act, has resolved that the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, shall apply to the development referred to in the above-mentioned Resolution, subject to the following conditions, which shall be read in accordance with the provisions of the said Act and may be subject to such modifications as may be required by the said conditions.

The Council has also resolved that the development of the site shall be subject to the following conditions:

1. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

2. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

3. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

4. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

5. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

6. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

7. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

8. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

9. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

10. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

11. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.

12. The development shall be carried out in accordance with the provisions of the Town and Country Planning (General Development Order) No. 1 of 1968, as amended, and the provisions of the Town and Country Planning Act 1968, as amended.