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Planning and Communications Department

Old Town Hall
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B. Schlaffenberg Dr Arch (Rome), Dip T P, M T P I
Director of Planning and Communications

Messrs. Anthony Wylam & Mauree
Waterston,
15 Lincoln's Inn Fields,
London, W.C.2.

Date 7 FEB 1973

Your reference

Our reference

012/112/34/13941

Telephone inquiries to:

MISS MILES

Ext. 42

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971 LONDON BOROUGH OF CAMDEN

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 grants permission on an outline application for development referred to in the undermentioned Schedule, subject to the conditions set out therein.

This permission is given subject to the time limit condition imposed by the Town and Country Planning Act 1971. It is also subject to due compliance with the local Acts, regulations, building byelaws 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 (a) 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 may be obtained from this office and (b) to the Statement of Applicant's Rights set out overleaf.

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 June 1972

Plans submitted: Reg. No: 13941

Your No: 136/10A & 136/11

Development:

The redevelopment of Nos. 23-30 George Street, W.1, by the erection of a 5-storey building to comprise basement storage, 2 ground floor shops, 1st floor offices and three floors of residential flats over.

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.

All

Plans submitted to

Plans

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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 23 of the Town and Country Planning Act 1962 71

Other conditions:

4. The house shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class I of the Schedule of the Town and Country Planning (Use Classes) Order, 1972.
5. The basement shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class I of the Town and Country Planning (Use Classes) Order 1972.

Reasons:

4. To prevent the unauthorized use of the shops for any of the purposes specifically excluded from Class I of the Schedule of the said Use Classes Order.
5. To ensure that the future occupation of the building shall be in accordance with the Council's land use policy as set out in the Statement of the Initial Development Plan.

Yours faithfully,

Director

(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 Minister for Local Government and Development, Department of the Environment, Whitehall, London, SW1, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. The Minister 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 Minister 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 section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966.)
- (2) If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Minister, 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 Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a notice requiring that council to purchase his interests in the land in accordance with the provisions of section 23 of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).
- In such circumstances, a claim may be made against the local planning authority for compensation, where the land is granted subject to conditions by the Minister on appeal or on the grounds of the application to the local planning authority. The provisions of section 123 of the Town and Country Planning Act 1962 apply.