



Planning and Communications Department

Old Town Hall
197 High Holborn
London WC1V 7BG
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B Schlaffenberg Dr Arch (Rome) Dip TP FRTP
Director of Planning and Communications

Item No. 1/29

Messrs. Anthony Richardson & Partners.,
30 Oval Road,
London, N.W.1.

Date 22/4/76

Your reference

Our reference CTP/L15/22/W/BB1389

Telephone inquiries to:

J. Houty

Ext. 42

Dear Sir(s) or Madam,

Town and Country Planning Act 1971
Listed Building Consent (Conditional)

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the under-mentioned Schedule, subject to the conditions set out therein.

Your attention is drawn:-

- (a) to the Statement of Applicant's Rights set out overleaf;
- (b) to the provisions of the London Building Act, 1930/39 and the bye-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.

The consent is given subject also to due compliance with the Town and Country Planning Act, 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. It 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: 5th March 1976
Plans submitted: Reg. No: BB1389 Your No: 22/F4/W/02
Development: 20 Frederick Street, W.C.1.

Alterations involved in the conversion of 20 Frederick Street, W.C.1.,
into 1 x 1 person bedsit, 1 x 2 person flat and 1 x 5 person maisonette.

All correspondence to be addressed
to the Director of Planning and
Communications.

P.T.O.


Conditions:

See attached sheet

Reasons for Conditions:

See attached sheet

Yours faithfully,



Director

(Duly authorised by
the Council to sign
this Document)

Statement of Applicant's Rights Arising from Granting of Permission Subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed works are in progress.
2. If listed building consent is granted subject to conditions whether by the local planning authority or by the Secretary of State, 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 works which have been or would be permitted, he may serve on the Council of the County Borough, County District or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 172 of the Town and Country Planning Act 1971

Conditions:

- (1) That all new work or work of making good shall be carried out so as to match the existing original work as closely as possible as regards materials and detailed execution.
- (2) That any external pipework shall be of cast iron, not p.v.c.
- (3) That any original chimneypieces which it may be necessary to remove from rear rooms converted to kitchens shall be retained on site and relocated in the same or similar houses after consultation with officers of the G.L.C.
- (4) That detailed drawings in respect of a typical staircase within a front basement area shall be submitted to and approved by the local planning authority in conjunction with officers of the G.L.C.'s Historic Buildings Division prior to the commencement of work.

Reasons:

- 1-4 In order that the special architectural and historic character of the building is maintained.