



17 JUL 1973
Planning and Communications Department

Old Town Hall
197 High Holborn
London WC1V 7BG
Tel: 01-405 3411

B Schlaffenberg Dr Arch (Rome) Dip TP FRTP
Director of Planning and Communications

**Messrs. Alexander Flinder & Partners,
Studio One,
2 Downshire Hill,
Hampstead,
London NW3 1NR.**

Date **25 JUL 1973**

Your reference **PJA/DD/498**

Our reference **CTP/PA/12/A/16533**

Telephone inquiries to: **Mr. Adams**

Ext. 217

Dear Sir(s) or Madam,

**TOWN AND COUNTRY PLANNING ACT 1971
Permission for development (conditional)**

The Council, in pursuance of its powers under the above-mentioned Act and Orders 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.

The permission is given subject to the time limit condition imposed by the Town and Country Planning Act 1971, 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 (a) 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: **23rd May 1973**

Plans submitted: Reg. No: **16533**

Your Nos: **498/232-242A**

Development:

**The erection of a 4-storey building comprising 31 old persons flats,
1 matron's flat and 4 staff flats with parking facilities at the rear.
at 124-126, Fortune Green Road, N.W.6.**

Standard condition:

The development herein permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

Standard reason:

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional conditions:

- 1. Samples of an alternative facing brick shall be submitted to and approved by the Council, before any work on the site is commenced.**
- 2. Details of landscaping for the site, including types of surfacing materials, shall be submitted to the Council for approval within 18 months after commencement of building work on the site.**

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

P.T.O.

Additional conditions - contd.

3. All trees shown on the approved drawings to be retained shall be well protected and cared for during building works and any losses occasioned by the development shall be replaced by a suitable species not more than 18 months after the completion of the development.
4. Four semi-mature trees of a deciduous forest species shall be planted along the frontage of the site and details of the type and positions thereof shall be submitted to and approved by the Council.
5. The window heads of the small (bathroom) windows shown on the front(west) elevation shall be raised to align with the window heads of the paired main windows on that elevation. The sill level of the small windows shall remain as indicated.

Reasons for the imposition of conditions:

1. As the **Hinley Dark Brown Rustic** is considered inappropriate in this area on a building of this size.
2. To enable the Council to ensure a reasonable standard of visual amenity in the scheme.
3. To safeguard the appearance of the premises and the character of the immediate area.
4. To ensure that the front of the site is satisfactorily planted with sufficient trees.
5. To simplify the elevational design of the principal elevation; to accentuate its predominantly horizontal emphasis and to achieve a better integration of the building into surrounding development.

Informative:

The Director of Works and Surveyor, Old Town Hall, 213 Haverstock Hill, N.W.3 (435 7171) should be consulted regarding the construction of the crossover on the public way and any work to, or under the public highway, including vaults and thresholds.

Your 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 Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State 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 Secretary of State 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 Sections 67 and 74 of the Act.)
2. If permission to develop land 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 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 purchase notice requiring that Council to purchase his interests in the land in accordance with the provisions of Part IX of the Act.
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 169 of the Act.