



Planning and Communications Department

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London WC1V 7BG
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B Schlaffenberg Dr Arch (Rome) Dip TP FRTPI
Director of Planning and Communications

Item No. 17

Antony Richardson & Partners
30 Oval Road
London NW1

Date **10 OCT 1977**

Your reference

Our reference CTP/L15/22/D/BN1628

Telephone inquiries to:

A Rowley

Ext. **6**

Dear Sir(s) ~~xxxxxxxx~~,

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 undermentioned Schedule, subject to the condition(s) 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.

This consent is given subject also due compliance with any other provisions of the Town and Country Planning Acts, and 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: **11th March 1977**

Plans submitted: Regd. No: **BN1628** Your No(s): **70/ES/L/03, ES/GEN/28, 18**

Address: **70 Frederick Street, WC1**

Works:

Conversion of the premises to provide one 4-person maisonette, one 1-person bed sitting flat and one 3-person maisonette, and alterations and extensions in connection therewith.

Condition(s):

- 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 chimney pieces which it may be necessary to remove from rear rooms converted to kitchens shall be retained on site and re-located in the same or similar houses after consultation with officers of the LBC.**

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

P.T.O.

Condition(s): (contd.)

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 GLC's Historic Buildings Division prior to the commencement of work.

Reason(s) for Condition(s):

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

Statement of Applicant's Rights arising from Granting of Listed Building Consent 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 appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment.) 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.
2. If listed building consent is granted subject to conditions whether by the local planning authority or by the Secretary of State for the Environment, 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 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 171 of the Town and Country Planning Act 1971.

Yours faithfully,



Director of Planning and Communications
(Duly authorised by the Council to sign this document)

(Revised April 1977)