



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

6-12-72

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

**Messrs. Peter Gibbons Associates,  
2 Grosvenor Gardens,  
London S.W.1**

Date **14 DEC 1972**

Your reference

Our reference **CTP/K12/27/W/11507**

Telephone inquiries to: **Miss Nyle**

Ext. **143**

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: **6th October 1972**

Plans submitted: **11507** Reg. No: ..... Your No: .....

Development:

**The carrying out of the following alterations at 27 Fitzroy Square, W.1:-  
(1) The resurfacing of the basement area and external steps with dull brown unglazed ceramic tiles. (2) The replacement of the existing handrail and balustrade. (3) The erection of a ductbin canopy.**

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

P.T.O.

Conditions:

- 1. The top step above pavement level shall be left plain and not tiled.**
- 2. A sample of the tiles to be used shall be submitted to and approved by the local planning authority before works commence.**

Reasons for Conditions:

- 1 and 2. So as to safeguard the special architectural and historical character of the building and surrounding area.**

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.