

Gavin Charlton-Brown,  
The Old Chapel,  
4, Shepherds Walk,  
London, NW3 5UE.  
(Ref. 258/AP)

Our Reference: PL/8601103/R1  
Case File No: F7/2/23  
Tel. Inqu:  
Sheri Waddell ext. 2761  
Date:

16 OCT 1986

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

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.

Your attention is drawn to the General Information attached hereto.

Your attention is also drawn to the Statement of Applicants Rights.

SCHEDULE

Date of Original Application : 12th June 1986

Address : 80 Fitzjohns Avenue, NW3:

Proposal : Partial retention of the exterior of the building and partial redevelopment to provide a three-storey building with attic space to comprise six self-contained dwelling units, as shown on drawing nos. 258/1A, 2, 3A, 4A, 5A, 6A, 7A, 8A, and 9 revised on 14th August 1986.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

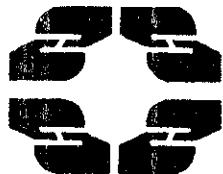
Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 The details of the elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 02 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 03 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the

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(Cont.)

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occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

- 04 All trees on the site, unless shown on the permitted drawings as being removed, shall be retained and protected to the satisfaction of the Council until 12 months following completion of the development hereby approved. Any trees removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with trees of such size and species and in such positions as may be agreed with the Council.
- 05 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council's Planning Department before any works on site are commenced.
- 06 Works of construction shall not take place otherwise than between the hours of 8.30am and 6.30pm on Monday to Friday and shall not take place at weekends.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 In order that the Council may give consideration to the details of the proposed development.
- 03 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 04 - 05 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 06 To safeguard the amenities of the adjoining premises and the area generally.

Yours faithfully

*David Pike* JAT

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