



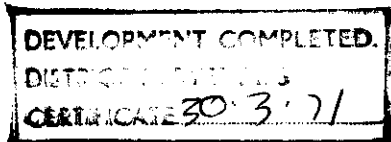
Planning Department

Old Town Hall
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1970

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP,
Planning Officer MTPi

A. Israel, Esq
18 Clorane Gardens
London, NW3



Date 2nd September 1970

Your reference

Our reference EA/4/14/9266

Telephone inquiries to:

43 or
Ext. 105

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS, 1962-1968
LONDON GOVERNMENT ACT 1963**

Permission for development (conditional)

The Council, in pursuance of its powers under the above-mentioned Acts 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 1968, 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: 7th July 1970

Plans submitted: Reg. No: 9266

Your Nos: 530/2/1

Development: The conversion of a dwelling house at No. 33, Ferncroft Avenue, NW3 into 4 self-contained flats and one self-contained maisonette, the formation of one window opening in the flank wall at ground floor level and the construction of a terrace at the rear of the second floor, The conversion providing eleven habitable rooms.

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 65 of the Town and Country Planning Act 1968.

Additional conditions:

- 1) The proposed new terraces at the rear of the ground and first floors shall be omitted from the development.
- 2) All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building.

Additional conditions - contd.

Reasons for the imposition of conditions:

- 1) The proposals create conditions of overlooking and interfering with the privacy of the adjoining owners.
- 2) To ensure that the Council may be satisfied with the external appearance of the building.

Informative: In connection with the need to comply with the London Building Acts 1930-1939 and the By-laws enforced thereunder, the appropriate District surveyor should be consulted.

Yours faithfully,

Planning Officer, (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 the Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1). The Minister 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 Minister 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 section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966).
- (2) If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, 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 interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).