

Ian Hay Partnership,
Ref. 3019,
1 Perren Street,
London,
NW5 JED.

Our Reference: PL/9500423/R2
Case File No: H8/4/B
Tel.Inqu:
Habib Neshat ext. 2627

Date: 4 AUG 1995

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Procedure Order 1995
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations 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 Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 17th March 1995

Address : 51 Eton Avenue, NW3.

Proposal : Works of conversion and external alteration, including demolition of external spiral staircase and formation of 3-storey bay window extension at rear, in connection with conversion into six self-contained flats, as shown on drawing nos. 3019.S.1 S2, S3, S4, S5, S6A, S7, S8, S9, and 3019.P1, P2, P3, P4, P5, P6B, P7, P8A, P9A. revised on 09.05.95 and 05.07.95.

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 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 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, unless otherwise specified on the approved application.
- 02 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.

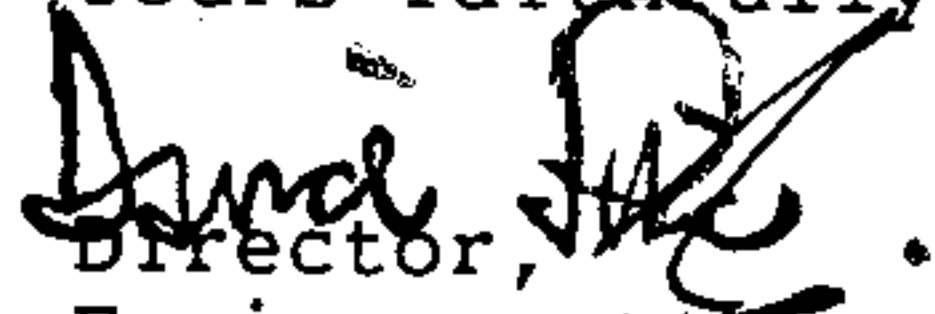
(Cont.)

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Reason(s) for Additional Condition(s):

- 01 To ensure that the external appearance of the building will be satisfactory.
- 02 Because it is considered that these would seriously detract from the appearance of the building.

Yours faithfully,

Director,
Environment Department

(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING
PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.