

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

Our Reference: HB/9560056/R2
Case File No: H8/4/B
Tel.Inqu:
Habib Neshat ext. 2627

Date: **04 AUG 1995**

Dear Sir(s)/Madam,

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent

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 conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-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. The granting of conservation area consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Engineering Services - Building Control, 3rd Floor, Town Hall Extension, Argyle Street Entrance Euston Road, WC1H 8EQ (tel. 071 413 6941): (B) to the Statement of Applicants Rights set out below.

SCHEDULE

Date of Original Application : 17th March 1995

Address : 51 Eton Avenue, NW3.

Proposal : Demolition of part rear elevation and rear external staircase, as shown on drawing nos. 3019.S1, S2, S3, S4, S5, S6A, S7, S8, S9, 3019.P1, P2, P3, P4, P5, P6B, P7, P8A, P9A. revised on 09.05.95 and 05.07.95

(Cont.)

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Standard Condition:

1. The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Additional Condition(s):

- 01 No works of demolition shall take place until contracts have been exchanged for the redevelopment of the site in accordance with a scheme for which full planning permission has been granted.

Reason(s) for Additional Condition(s):

- 01 To protect the visual amenity of the area.

Yours faithfully,



Environment Department

(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS.

- 1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with Sections 20 & 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).
The Secretary of State has power to allow a longer period for the giving of 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.