



Levitt Bernstein Associates,  
30 Oval Road,  
London NW1 7DE

Our Reference: PL/8500905/  
Case File No: M15/19/A  
Tel.Inqu: P. Pugh ext. 2865  
Date: **22 JAN 1986**

(Ref:JY)

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 : 28th May 1985

Address : 7, 9 & 11 Rugby Street & 36/38 Emerald Street, WC1

Proposal : a. Repair of Nos.7 & 9 Rugby Street to provide 6 one bedroom flats, 1 two bedroom flat and 1 retail shop.  
b. Rebuilding of No.11 Rugby Street to provide 4 one bedroom flats.  
c. A new two bedroom house on the site of No.7 Rugby Street (rear part only).  
d. A new five bedroom house on the site of Nos.36/38 Emerald Street.  
As illustrated in drawing Nos.002-006 & 4-unnumbered floor plans (Ground, first, second & third).

#### 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 those as shall have been submitted





(Cont.)

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- to and approved by the Council before any work on the site is commenced.
- 02 All architectural features on the front elevation, e.g. cornices, architraves, porches, balustrades, etc., and railings shall be retained and restored.
- 03 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1977 as amended, no development within Classes I and II of Schedule 1 of that Order shall be carried out, without the grant of planning permission having first been obtained from the Council.

Reason(s) for Additional Condition(s):

- 01 & 02. To ensure that the external appearance of the buildings will be satisfactory and the character and appearance of the conservation area will be safeguarded.
- 03 To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

Yours faithfully

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