

London Borough of Camden



CTP 23

Planning and Communications Dept.

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B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP,
MTPI
Director of Planning & Communications

Messrs Skinner Bailey
74 Queenway
W.2.

Date 10th October 1971

Your reference RS/EMB

Our reference CTP/N12/34/C/11777

Telephone inquiries to: Miss Mylo

Ext. 135

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1962-1968

LONDON GOVERNMENT ACT 1963

Commission 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: 2nd August 1971

Plans submitted: Reg. No: 11777

Your Nos: PW 62/11, 12, 13 as amended by letter 10.8.71

Development:

The rebuilding of 48 Charlotte Street W.C. for use for light industrial purposes, in the basement, 1st and 2nd floors with showrooms on ground floor and offices ancillary to the light industrial user on the 3rd and 4th floors.

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 amount of floor space used for light industrial purposes shall not exceed 5000sq ft net area.
2. The amount of floor space to be used for office purposes shall not exceed 2800sq ft gross of floor area and the office use shall be ancillary to the light industrial user.
3. Plans showing the floor areas to be used for light industrial and ancillary offices shall be submitted to and approved by the Council before work on the site is commenced.

Additional conditions - contd.

4. The facing materials to be used on the building shall not be otherwise than those as shall have been approved by the Council before any work on the site is commenced.
5. No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reasons for the imposition of conditions:

1. In order to comply with the Control of office and industrial development Act 1965.
2. To comply with this Council's policy to restrict the growth of office floor space in the Central Area.
3. To ensure that the Council may be satisfied as to the layout of the floors to be used for these purposes.
4. To ensure that the Council may be satisfied with the external appearance of the building.
5. To safeguard the amenities of the adjoining premises and the area generally.

Yours faithfully,

Director
(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 and on a form obtainable from the Minister for Local Government and Development, Department of the Environment, Whitehall, London, SW1, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. 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, 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 interests 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).
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such a claim is payable are set out in section 123 of the Town and Country Planning Act 1962.