

→ Albany St.

LONDON COUNTY COUNCIL

P.6a

Architect
TELE. W/1181
EXTENSION
Ref. AR/PP
Your Ref.



ARCHITECT'S DEPARTMENT
THE COUNTY HALL
WESTMINSTER BRIDGE
LONDON, S.E.1

23 OCT 1959

Dear Sir, S,

TOWN AND COUNTRY PLANNING ACT, 1947 Permission for Development. (Conditional)

The Council, in pursuance of its powers under the above mentioned Act and the Town and Country Planning General Development Order, 1950, 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 in so far as may otherwise be required by the said conditions.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

The permission is given subject also to due compliance with 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.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of doubt, may be obtained from this office.

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 the land or the rights of any persons entitled to the benefits thereof.

SCHEDULE

Date of application: 27 February 1959
Plans submitted No. 11226 and 23538 (Your Nos. 9.P.11A, 9.P.12A and 9.P.13 to 17)
Development:

The erection of shops, maisonettes, flats, houses and garages and the conversion of existing houses at Chester Terrace, Chester Terrace News and Albany Street, St. Pancras.

Conditions

- (1) Submission to, and the Council's approval, before work on the site is commenced of detailed elevations of the proposed buildings, together with particulars of facing materials to be used.
- (2) The line of widening of Albany Street shall be agreed with the Council's Chief Engineer on the site before any work is commenced.
- (3) Splays 10 feet by 10 feet shall be provided in the boundary wall at all road junctions.
- (4) All servicing shall take place within the site.
- (5) The garages shall not be used for any purpose other than those incidental to the enjoyment of a dwelling house or flat and no trade or business shall be carried out therefrom.

Mrs. Louis de Boissons, Peacock,
100 and Robertson
Square News
Arley Street

DISTRICT SURVEYOR	WITH PLAN(S) PLAN REQUESTED
STATUTORY REGISTER	-
LAND CHARGES	-
BOROUGH COUNCIL	-

- (1) To enable the Council to consider the proposal in detail.
- (2) So that the Council may be satisfied as to the layout and line of widening.
- (3) In order to ensure adequate sight-lines at the road junctions.
- (4) To avoid obstruction in Albany Street and Chester Terrace.
- (5) To ensure the permanent retention of the garages for car parking purposes.

I have to inform you that it is considered desirable that no external plumbing other than rain water pipes be fixed to the front and flank elevations, of Chester Terrace, and that all new work should match existing.

Also I would inform you that:-

An application must be submitted (a) for the Council's sanction under Part II of the London Building Act, 1930, in respect of the formation of the access roads through the centre of the site plans to be submitted in triplicate and fully dimensioned to show widths of the proposed new access roads and any approval will be subject to the concurrence of the Chief Engineer and the Borough Council, and (b) for the Council's consideration of the means of escape under Section 34 of the London Building Acts (Amendment) Act in respect of the shops and flats over together with plans in dupli

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Yours faithfully,

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Architect to the Council

Further, the District Surveyor should be consulted as to the necessity of submitting applications to this Council in respect of the following:-

(i) Section 22 of the London Building Act, 1930, as regards the lines of main fronts of buildings.

(ii) Section 24 of the London Building Act, 1930, in respect of the space at rear and about the buildings.

(iii) Sections 34 and 35 of the London Building Acts (Amendment) Act, 1939, as regards means of escape particularly as to whether any individual single family domestic buildings are not in conformity by reason of the height of floors above the pavement being in excess of that permitted under these sections.

(iv) Section 36 of the London Building Acts (Amendment) Act, 1939, as regards the projecting shops.

(v) The London Building (Constructional) By-laws, 1952, particularly By-law 5.26 in respect of openings within 3 feet of the centre-line of party walls in the flats over the shops.

Yours faithfully,

HUBERT BENNETT

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Architect to the Council