



London County Council

ARCHITECT'S DEPARTMENT

T.P.9/R

Ref.

No.

TOWN AND COUNTRY PLANNING ACT, 1962, SECTION 19(4).

Telephone **8523**
WATERLOO 5000
Extension **TP/64405**

REGISTER OF APPLICATIONS

Permission Granted
on an
Outline Application

Date of Council's decision *

18th July 1963

CASE NO.

Reference No.

Particulars of an outline application under the town and Country Planning Act, 1962, and the Town and Country Planning General Development Order, ~~1962~~ 1963

Particulars of any direction under the above-named Acts and Order in respect of this application:
None Issued.

Council's decision.* Permission granted on an outline application for the development referred to in the undermentioned schedule, as shown on the plans submitted, subject to the conditions referred to.

SCHEDULE

Date of application: 11 April 1963

Plans submitted: 1199 as amended in red

Development: The redevelopment of Nos. 85-89 Camden Road and 12-14 Rochester Mews, St. Pancras, by the erection of part one and part five-storey building plus basement to provide car parking in the basement, petrol filling station and commercial garage on ground floor with 16 two-room flats over and the formation of new accesses to the highway.

Conditions: (1) Before any building operations are carried out on the land, detailed plans, sections and elevations of the development, together with particulars and samples of the materials to be used externally, shall be submitted to and approved by the Council and the buildings and works, etc., shall not be erected or carried out otherwise than in accordance with such drawings.

Name and address of applicant.

Messrs. Seifert and Partners
34 Red Lion Square
W.C.1

Certified that this document contains
a true record of a decision of the
Council.

Signed

[Signature]

P.T.O.

(GB12516) 2/63

1.

Conditions (Contd.)

(2) The whole of the basement car parking accommodation shown on the drawings herein approved shall be provided and retained permanently for the accommodation of vehicles of the occupiers of the residential part of the scheme, and shall be used for purposes incidental to the enjoyment of a dwelling-house or flat and for no other purpose.

(3) No unloading or loading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the site.

(4) The forecourt of the petrol filling station shall not be used for the display or sale of vehicles.

(5) The boundary walls shall be limited in height to 2'6" and a splay 15'0" x 10'0" shall be provided at the junction of Camden Road and Rochester Road.

(6) The line of widening and splay on the site must be agreed with the Chief Engineer before the detailed drawings to be submitted under Condition (1) are prepared, and all buildings, fuel storage tanks and other structures should be set back behind the line of widening.

(7) The detailed drawings to be submitted under Condition (1) should conform with the line of widening and splay, and the serial number of the setting-out plan, to be issued by the Chief Engineer, quoted.

(8) All fuel pumps and openings to fuel storage tanks should be set back 20 ft. behind the line of widening.

(9) Land in advance of the line of widening including the corner splay shall be made level with the public way and left open and unobstructed.

(10) This permission shall become null and void after the expiration of a period of three years from the date hereof unless the plans, sections, elevations and particulars referred to in Condition (1) are submitted to the Council for approval within that period.

Reasons

(1) To ensure that the details of the development are to the satisfaction of the Council.

(2) and (3) To avoid obstruction of the surrounding streets by waiting vehicles and to safeguard local amenities.

(4) To ensure satisfactory circulation of vehicles within the site.

(5) To provide adequate sight lines for vehicles emerging into Camden Road.

(6) (7) (8) (9) To ensure that future road improvements are not prejudiced.

Reasons (Contd.)

(10) To prevent an accumulation of indeterminate permissions which have not been acted upon.

You are further informed that:-

(a) The necessary informative traffic signs, i.e., "IN", "NO EXIT", "OUT", "NO ENTRY" and the sign prohibiting the reversing of vehicles into the highway are to be in accordance with the Traffic Signs Regulations and General Directions, 1957, and sited to the approval of the St. Pancras Borough Council who should be consulted before their erection.

(b) The Council's Chief Engineer should be given four weeks' notice in writing of the applicants' readiness to have the line of widening indicated on the site.

(c) This decision is without prejudice to any requirements that may be made under the provisions of:-

(i) The Restriction of Ribbon Development (Provision of Means of Entrance and Egress to Buildings) London Order, 1936.

(ii) The Petroleum (Consolidation) Act, 1936.

(iii) The London Building Acts, 1930-1939, and the By-laws in force thereunder, in respect of which particular attention is drawn to Section 13 of the London Building Act, 1930, and Section 34 of the London Building Acts (Amendment) Act, 1939, in connection with which the District Surveyor should be consulted.

(d) The St. Pancras Borough Council should be consulted:-

(i) regarding the construction of the pavement crossovers; and

(ii) under the Town and Country Planning (Control of Advertisements) Regulations, 1948, and 1949, in respect of any signs or advertisements.