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1003

B. Schlaffenberg,
Dr. Arch. (Rome), Dip.T.P., M.T.P.I.
PLANNING OFFICER

Planning Department,
The Old Town Hall,
197, High Holborn,
London, W.C.1.

Telephone HOLborn 3411 Ext. 104

Your Ref: RSE/PSMR
Our Ref: CTP/HL2/11/A/1003.

Date: 29th November, 1965.

Dear Sir(s) ~~XXXXXXXXXX~~

TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963

Permission for Development. (Conditional)

The Council, in pursuance of its powers under the above mentioned Acts and the Town and Country Planning General Development Order, 1963, 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.

Your attention is drawn to the Statement of Applicant's Rights set out overleaf.

The permission is given subject also to due compliance with any local Acts, regulations, building bye-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 byelaws 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 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: 5th October, 1965.

Plans submitted No.: 1225/2/4A, 3/4C, 5/4A, 4/6B, 6, 7/1A, 8/1A, 9/1A,
10/1A, 11/1A. Reg. No. 1003

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

Conditions:

See attached.

To:- Messrs. R. Seifert and Partners,
34 Red Lion Square,
London, W.C.1.

Reasons for the imposition of conditions:

- (1) and (2) To avoid obstruction of the surrounding streets by waiting vehicles.
- (3) To ensure satisfactory circulation of vehicles within the site.
- (4) To provide adequate sight lines for vehicles emerging onto Camden Road.
- (5) (6) and (7) To ensure that future road improvements are not prejudiced.
- (8) To maintain the amenity of the entrance to the flats.
- (9) To ensure the adequate daylighting of adjacent land.

Planning Officer.
(Duly authorised by the Council
to sign this document).

Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

(1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 17, 18 and 19 of the Act and of the Development Order and to any directions given under the order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London County Council or, in the case of land in the City of London, on the Common Council of that City a purchase notice requiring that council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(3) In certain circumstances a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.

Additions

- (1) 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 premises and of the staff employed in the petrol service station and for no other purpose.
- (2) No loading or unloading 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.
- (3) The forecourt of the petrol filling station shall not be used for the display or sale of vehicles.
- (4) The boundary walls shall be limited to a height of 2'6" and a splay 15' by 10' shall be provided at the junction of Camden Road and Rochester Road.
- (5) The line of widening and splay on the site must be agreed with the Director of Highways and Transportation, Greater London Council, The County Hall, Westminster Bridge, S.E.1. and all buildings, fuel storage tanks and other structures should be set back behind the line of widening and the interceptors should be within the boundary of the site.
- (6) All fuel pumps and openings to fuel storage tanks should be set back 20', behind the line of widening.
- (7) Land in advance of the line of widening of Camden Road, including the corner splay, shall be made level with the public way and left open and unobstructed.
- (8) Land in advance of the building on the Rochester Road frontage shall be made level with the public way and left open and shall not be used for the display, sale or parking of vehicles, excepting two parking spaces at the corner with Rochester News.
- (9) The roof terrace screen shall be set back at least 6' from the southwest boundary.

Further Information

- (a) Informative traffic signs, i.e. "IN", "NO EXIT", "OUT", "NO ENTRY" and a sign prohibiting the reversing of vehicles into the highway are to be in accordance with the Traffic Signs Regulations and General Direction 1957 and sited to the approval of the Borough Engineer and Surveyor, who should be consulted before their erection.
- (b) This decision is without prejudice to any requirements that may be under the provisions of:-
 - (i) The Petroleum (Consolidation) Act 1936
 - (ii) The London Building Acts 1930-39 and the Highways Act 1959.
- (c) The Borough Engineer and Surveyor should be consulted regarding the construction of the pavement crossovers.
- (d) This permission does not include consent for the display of any signs or advertisements, which should be the subject of a separate application submitted in accordance with the Town and Country Planning (Control of Advertisements) Regulations 1960.
- (e) This decision is without prejudice to the Council's interest as lessor of the residential accommodation.