



Planning Department

Old Town Hall  
197 High Holborn  
London, WC1  
Telephone: Holborn 3411 ext. 104

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP.  
Planning Officer MTPI

Date 20th July 1966

Messrs. Guy Morgan & Partners,  
6a, Smith Street,  
London. S.W.3.

Your reference RWC/JAH

Our reference CTP/H.7/13K/A/1830

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

Permission for Development on an outline application (Conditional)

The Council, in pursuance of its powers under the above-mentioned Acts and the Town and Country Planning General Development Order, 1963, hereby grants permission on an outline application for the development referred to in the undermentioned Schedule, subject to the condition set out therein.

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 bye-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 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: 4th April 1966

Plans submitted: Reg. No: 1830

Your No: SC/37/BLB, 3b, 6 & 7  
SC/33/SK 1, 2, 3, & 4  
(for guidance only)

Development:

The redevelopment of the sites of 125-131 (odd) Finchley Road 1-5 (consec) Balsize Road, Swiss Terrace News, Cottage News, Camden by the erection of a building to comprise basement parking, storage and servicing, ground floor shops and 3000 sq.ft. of offices and residential accommodation above.

Conditions: see attached.

All communications to be addressed to the Planning Officer.

125-131 Finchley Road, 1-5 Belsize Road,  
Swiss Terrace News and Cottage News, Camden

Conditions

1. The building shall not be erected otherwise than in accordance with detailed plans, sections and elevations, including full particulars of the facing materials proposed, which shall have been approved by the Council before any work on the site is commenced.
2. The drawings referred to in Condition 1 shall indicate:-
  - (a) a total plot ratio not exceeding 2-1:
  - (b) not more than 18,300 sq.ft. of shops plus 7,200 sq.ft. in addition in the event of Belsize Road being included in the scheme:
  - (c) not more than 3,000 sq.ft. of offices:
  - (d) not more than 150 habitable rooms in the residential accommodation:
  - (e) compliance with the Council's daylighting standards.
3. Parking accommodation for not less than 40 cars shall be provided and retained permanently for the accommodation of vehicles of the occupiers and users of the remainder of the building, provided that nothing in this condition shall prevent the use of such car parking accommodation or any part thereof by persons or bodies for such periods and at such times as the Council may from time to time approve in writing.
4. The building shall not be sited in advance of the improvement lines and splays for Finchley Road.
5. The land in advance of the building shall be left level with the public way, open and unobstructed.
6. The building and forecourt shall not be constructed or laid out except in accordance with levels specified by the Greater London Council for Finchley Road.
7. 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 building.
8. The building shall be designed so as to allow for the extension of the scheme over Belsize Road at a later date if necessary.

Reasons for Conditions

1. In order that the Council may be satisfied with the details of the proposal.
2. So that the Council may ensure that the scheme does not result in over-development of the site.
3. To ensure that the parking accommodation is retained for such purposes and that the use of the building does not add to traffic congestion.