

Planning and Communications Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EO
Tel: 278 4366
Geoffrey Hoar BSc(EstMan) DipTP FRTPi
Director of Planning and Communications

Item No.

Date - 3 MAR 1982

Your reference

Our reference G7/10/4/55208 (R2)

Telephone inquiries to:

Mr. Trehearne

Ext. 306

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACTS
Permission 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 condition(s) set out therein and in accordance with the plan(s) submitted, save insofar as may otherwise be required by the said condition(s). Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

SCHEDULE

Date of application: 28 October 1981 revised 4 January and 26 January 1982

Plans submitted: Reg.No: 55208 (R2)

Your No(s): 140/5F/20B, 21B, 22B, 23B, 24B,
and 25A.

Address: Belsize Mews, 27 Belsize Lane, 13 Belsize Terrace, NW3

Development:

The redevelopment of Belsize Mews to provide 12 Mews houses, the use of the basement of no. 27 Belsize Lane as a craft workshop, and the change of use of the ground floor of 27 Belsize Lane to office and the rebuilding of the existing restaurant

Standard condition: premises at 13 Belsize Terrace.

The development hereby 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 4 of the Town and Country Planning Act 1971.

Additional condition(s):

1. The details of the facing materials to be used on the buildings shall not be otherwise than those as shall have been submitted to and approved by the Council before any work on site is commenced.

2. The height of the boundary walls to Belsize Avenue and Belsize Terrace shall not be raised, and the finished roof ridge of part of the scheme backing onto Belsize Avenue shall not be of a height above that existing. The height of the wall backing onto Belsize Avenue shall not exceed a height of 5m above the garden level of no. 5 Belsize Avenue.

3. A revised elevation of the frontage of the proposed rebuilt building at no. 13 Belsize Terrace shall be prepared, submitted to and approved by the Council before any work on site is commenced.

All correspondence to be addressed
to the Director of Planning

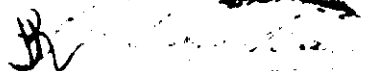
Additional condition(s) - contd.

4. The garages shall be retained and used for the accommodation of private motor vehicles only and no trade or business shall be carried out therefrom; one garage shall be retained permanently for the use of the office at no. 27 Belsize Lane.
5. Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1977 no development within Classes I and II of Schedule 1 of that Order shall be carried out, without the grant of planning permission having first been obtained from the Council.

Reason(s) for the imposition of condition(s):

1. & 3. In order that the Council may give consideration to the details of the proposed development.
2. To safeguard the amenities of the adjoining premises and the area generally.
4. Any other use of the garages would be prejudicial to the amenities of the residential buildings and the area generally.
5. To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.
6. To enable the Council to ensure a reasonable standard of visual amenity in the scheme.
7. In order to ensure the cessation of this environmentally undesirable use.

Yours faithfully,



Director of Planning and Communications
(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 Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State 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 Secretary of State 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 Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, 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 Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

General Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, 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 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. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest or before any works of demolition are undertaken to a building within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.

no. 27 Belsize Lane, 1, Belsize Terrace, E43

67/10/33208 (22)

Special conditions:

b. Details of the landscaping of unbuilt areas and the surfacing of access roads shall not be otherwise than as shall have been submitted to and approved by the Council and the laying out and planting of the landscaping in accordance with the approved scheme shall take place within one year of the completion of the development.

c. The car space and the ground floor of no. 27 Belsize Lane shall have the existing front elevation before the commencement of any work on site.

d. The rear elevations of the parts of the scheme facing Belsize Avenue, Belsize Lane and Belsize Terrace shall be submitted showing existing windows repositioned at high level and fixed permanently shut.

Reasons for conditions

e. In order to preserve the amenity of adjacent property.

Jeffrey. Hain