



Planning and Communications Department

Old Town Hall
197 High Holborn
London WC1V 7BG
Tel: 01-405 3411

B Schlaffenberg Director (Rome) Dip TP FRTPI
Director of Planning and Communications

Item No. 1

Mr K.J. Shaw
5 Baptist Gardens
London NW5

Date

Your reference

Our reference CTP/G10/1/43/22943

Telephone inquiries to: Mr Hoots

Ext. 223

Dear Sir(s) or Madam,

**TOWN AND COUNTRY PLANNING ACT
Permission for development (conditional)**

The Council, in pursuance of its powers conferred by the above-mentioned Acts and Orders made thereunder, hereby permits the development referred to in the enclosed 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: 25th June 1976

Plans submitted: Reg.No: 22943

Your No(s): Unnumbered

Address: 5 Baptist Gardens, NW5

Development:

Change of use into two self-contained units, including the addition of an extra storey on the existing rear extension and the enlargement of the front window at basement level, including works of conversion.

Standard condition:

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 42 of the Town and Country Planning Act 1971.

Additional condition(s):

All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building.

All correspondence to be addressed
to the Director of Planning and
Communications.

Reason(s) for the variation of conditions

To ensure that the Council may be satisfied with the external appearance of the building.

Yours faithfully,
/ /

Director of Planning and Development
Duly authorised by the Council to sign these documents

Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is granted permission by the local planning authority to grant permission or approval subject to conditions, he may appeal, and as a last resort obtainable from the Secretary of State for the Environment (or his officer, to the Secretary of State SW1H 3BX, in accordance with Section 36 of the Town and Country Planning Act, 1971 within six weeks of the date of this notice. The Secretary of State has power to allow or refuse the appeal or to refer it to an appeal but he will not normally be prepared to exercise this power unless there are special circumstances which cause the delay in giving notice of appeal. The Secretary of State is not required to refer an appeal if it appears to him that permission for the proposed development could be granted subject to conditions other than subject to the conditions imposed by the local planning authority. The applicant is also subject to the provisions of the development order which are attached with this permission. The development order 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 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 is not being used capable of reasonably beneficial use by the carrying out of development, the landowner may be permitted, he may serve on the Council a notice under Section 77 of the Act, and if the Council is satisfied that the land has become incapable of reasonably beneficial use in its existing state, it may grant him a licence to develop the land in accordance with the provisions of Part X of the Act, and the Council may grant him a licence to develop the land in accordance with the provisions of Part X of the Act.
3. In the event of the landowner claiming compensation, the local planning authority has authority for compensation, which may be paid to the landowner. The provisions of the Act relating to compensation are set out in Section 109 of the Act.

General Information

This permission is given subject to the provisions of the Town and Country Planning Act 1971, and general planning provisions of the Act. The local planning authority shall be regarded as dispensing with such compliance or being satisfied that the provisions of the Act are complied with.

Your particular attention is drawn to the provisions of the London Building Acts 1930-39, and the by-laws thereunder which may be applicable to the development of the District Surveyor, whose address may be obtained from the Council.

It should be noted that the provisions of the Act do not affect any personal restrictive covenants, easements or other rights or interests in any other land or the rights of any persons (including the Council) in the land or any other land or the rights of any persons (including the Council) in the property or any other property. It is recommended that the applicant should consult the Director of Works and the Council's Surveyor (SW1H 3BX) regarding any works proposed to, above or under any buildings or other structures.

It should also be noted that the provisions of the Act do not affect any personal restrictive covenants, easements or other rights or interests in any other land or the rights of any persons (including the Council) in the land or any other land or the rights of any persons (including the Council) in the property or any other property. It is recommended that the applicant should consult the Director of Works and the Council's Surveyor (SW1H 3BX) regarding any works proposed to, above or under any buildings or other structures.

A planning permission is not a guarantee of the future of the land.