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London Borough of Camden  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8EQ

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Tel 071 - 278 4444  
Fax 071 - 860 5556

Head of Planning, Transport and Health Service: Richard Rawes BA Hons MICE C.Eng Dip TE

Pantelli Mitchell Associates,  
29 Park Road,  
London,  
N8 8TE

Our Reference: PL/9201404/  
Case File No: F12/8/A  
Tel. Inqu:  
Ian Pestel ext. 2616

Date: 15 MAR 1993

Dear Sir(s)/Madam,

Town and Country Planning Act 1990  
Town and Country Planning General Development Order 1988 (as amended)  
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, 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 insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

#### SCHEDULE

Date of Original Application : 14th December 1992

Address : Rear of 10 Ascham Street, NW5

Proposal : The redevelopment of the site to provide a residential care home for the elderly with 55 bedrooms plus ancillary staff, utility and common rooms and the provision of 10 parking spaces; at rear of 10, as shown on drawing nos. SK20, 21, 22, 23.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 The facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 02 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been

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- submitted to and approved by the Council.
- 03 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990. Any trees removed without the Council's consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with trees of such size and species and in such positions as may be agreed with the Council, without prejudice to any further action the Council may consider appropriate to secure the protection of existing trees.
- 04 No development shall commence on site until a general site investigation in accordance with BSIDD:175:1988 has been undertaken and submitted to the Council for assessment and that all such measures as are considered necessary in the light of the above assessment are incorporated into the development.
- 05 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.

## Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 In order that the Council may give consideration to the details of the proposed development.
- 03 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 04 To ensure that no danger to the health and safety of local residents, or of those either implementing or occupying the proposed development, would result from the contamination of the site as a result of its previous use.
- 05 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.

## Informative(s):

- 01 Your attention is drawn to the need to consult the Council's Environmental Health & Consumer Services Section (Tel: 071 278 4444) in relation to the provisions of the Health & Safety at Work Act 1974 and the Control of Pollution Act 1974 which cover concerns in relation to the possible contamination of the site and the presence of asbestos in the existing buildings to be demolished.

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^2 The enclosed leaflet sets out the Council's guidelines for the protection of trees on development sites.

Yours faithfully,

  
Head of Planning, Transport & Health Services  
(Duly authorised by the Council to sign this document)

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STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING  
PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.