

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

ARP Anthony Richardson & Partners,
31 Oval Road,
London,
NW1. 7EA.
Attn. C. Wright / 2576Our Reference: PL/9301604/
Case File No: H13/11/A
Tel.Inqu:
Ms. Lester ext. 5562

Date: 15 APR 1994

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 : 15th December 1993

Address : 2-6 Agar Place, Agar Grove, NW1.

Proposal : Redevelopment to provide 5 residential units on ground and first floors, as shown on drawing nos. 2576/01, 02A, 03A, 04A, 05, 06.

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 (bricks and roof materials) shall not be otherwise than as shall have been submitted to and approved by the Council before work on the site is commenced.
- 02 The car parking shown on drawing nos. 2576/03A shall be marked out for 19 spaces and shall be permanently kept as such, and shall be used for the accommodation of private motor vehicles only.
- 03 Four of the parking spaces shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the building hereby approved.
- 04 No development shall take place until full details of hard and soft

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landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.

- 05 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, 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 others of similar size and species, unless the Council gives written consent to any variation.
- 06 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.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 & 03 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the development does not add to traffic congestion.
- 04 In order that the Council may give consideration to the details of the proposed development.
- 05 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 06 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.

Informative(s):

- 01 The enclosed leaflet sets out the Council's guidelines for the protection of trees on development sites.
- 02 this decision is without prejudice to the Council's position as freeholder of part of the application site, and of adjoining land.
- 03 Noise from demolition and construction works is subject to control under

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The Control of Pollution Act 1974. You are advised to consult the Council's Planning, Transport & Health Service, Pollution Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 071-278 4444), or to seek prior approval under Section 61 if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.

- 04 In good time prior to the start of construction (or, if appropriate, demolition) on site the contractor shall discuss and agree with the Council's Traffic Management Section (tel. 071 860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 05 Works of construction and ancillary activity should not take place other than between the hours of 8am to 6pm on Monday to Friday and 8am to 1pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.

Yours faithfully,


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

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.