

L O N D O N B O R O U G H O F C A M D E N  
P L A N N I N G A N D T R A N S P O R T S E R V I C E S

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

CAMDEN TOWN HALL  
ARGYLE STREET ENTRANCE  
EUSTON ROAD  
LONDON WC1H 8EQ  
TEL 071-278 4444  
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S/R

HEAD OF PLANNING AND TRANSPORT SERVICES - RICHARD RAWES - BA (Hons), MICE, CEng., DIP TE

The Alan J Smith Partnership,  
5 Rossetti Studios,  
72 Flood Street,  
London, SW3 5TE  
(Ref: Mr.Burkey).

Our Reference: PL/9101010/  
Case File No: H9/17/55  
Tel.Inqu:  
Sue Foster ext. 2679  
(Please ring after 2.00pm unless  
enquiring about Tree applications.)

Date: 25 NOV 1991

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 : 10th September 1991

Address : 28 Ainger Road, NW3

Proposal : The erection of roof dormers at front and rear, the erection of an external staircase at ground floor rear and minor elevational changes in association with the retention of four self-contained units, as shown on drawing numbers 9112L/01, 02A/, 03A/, 04A, 05A, 06A, 07, 08, 09 and 10.

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 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, unless otherwise specified on the approved application.
- 02 Detailed drawings of the external staircase proposed shall be submitted

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(Cont.)

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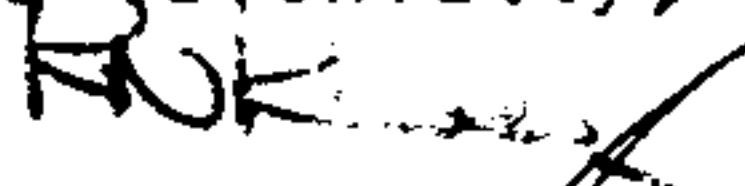
to and approved by the Council before any work on this aspect of the development is commenced.

- 03 By not later than the end of the planting season following the completion of the development hereby permitted, or any phase of the development, a tree or trees to replace the ash which will be lost through the development, shall be planted.

Reason(s) for Additional Condition(s):

- 01 To ensure that the external appearance of the building will be satisfactory.  
02 To ensure that the Council may be satisfied with the external appearance of the building.  
03 To enable the Council to ensure a reasonable standard of visual amenity in the scheme.

Yours faithfully,



Head of Planning, Transport & Employment 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.

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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.

#### Purchase Notices.

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

#### Compensation.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

#### Further Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 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 attention is drawn to the London Building Acts 1930-39 (as amended), the London Building Act 1984 and the Building Regulations made thereunder, which must be complied with to the satisfaction of the District Surveyor, 141 Euston Road, London NW1 2AU (Tel. 01-387-9988).

LONDON BOROUGH OF CAMDEN  
**PLANNING AND TRANSPORT SERVICE**

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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 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.

Applicants are advised to consult the Head of Engineering Services, 141 Euston Road, London NW1 2AU (Tel. 01-388-2484 x 2435) regarding any works proposed to, above, or under any carriageway, footway or forecourt.

A PLANNING APPLICATION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT.