



Planning and Communications Department
Camden Town Hall
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London WC1H 8EQ
Tel: 278 4366
Geoffrey Hoar BSc(EstMan) DipTP FRTPI
Director of Planning and Communications

Item No.

Date 29 JAN 1981

Daniel Smith Briant & Done,
32 St. James's Street,
London, SW1A 1HT

Your reference 5/DPB/CI/111

Our reference H9/10/G/31471

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: 13th November 1980

Plans submitted: Reg.No: 31471 Your No(s): 873, 874A, 875A, 881, 885A, 896, 897 & 904

Address: 23, 25, 27 Adelaide Road, NW3

Development:

Alterations and conversions into bedsitting rooms, flats and a maisonette with the construction of a link block between nos. 25 and 27 Adelaide Road.

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 4 of the Town and Country Planning Act 1971.

Additional condition(s):

1. The height of the linking block proposed shall be as shown on the approved drawings, and shall not exceed the eaves height of the buildings on either side.
2. A revised elevation drawing shall be submitted to and approved by the Council before any work on site shall commence.
3. Details of the layout of and access to the parking space shown on the drawings shall have been submitted to and approved by the Council before it is laid out.

DEVELOPMENT COMPLETED.
DISTRICT SURVEYOR'S
CERTIFICATE 13-5-83.

(No 23 only completed)

DEVELOPMENT COMPLETED.
DISTRICT SURVEYOR'S
CERTIFICATE

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

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

1. & 2. So that the Council may be satisfied as to the appearance of the building.
3. So that the Council may be satisfied as to its design and layout.

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.

Conditions - contd.

(4) The development shall conform to the lines to adjoining roads, which shall be agreed on the site with the Council's Chief Engineer before any work is commenced.

Reasons for the imposition of conditions

(1) To ensure that the proposal does not prejudice conditions of general safety to vehicular and pedestrian traffic along the neighbouring highways.

(2) To ensure the retention of car-parking accommodation pending the provision of permanent parking in the later stages of the scheme.

(3) To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.

(4) In order to safeguard the widening of adjoining roads.

I have to inform you:-

(1) That the improvement lines shown on the submitted appear to be incorrect, particularly in the case of Eton Avenue splays, and the Chief Engineer should therefore be consulted in this respect and also as regards the provision of a further possible set-back adjacent to the junction of Avenue Road and Adelaide Road so as to provide an additional 2 ft. 6 in. of footway behind the trees.

(2) That it is considered desirable to retain as many trees as is practicable particularly on the western and southern boundaries of the site, and also, if possible, to align the ~~face~~ of the library building so as to run parallel with the improvement line in Avenue Road.

(3) That as regards the second and third stages of the scheme the layout shown on Drawing No. S.4 is considered generally satisfactory in principle, but that early consultations with the Council's officers is desirable prior to the preparation of detailed drawings in order to obtain a satisfactory relationship with other proposed development at this important intersection and to secure the safeguarding of subway entrances and precise conformity with road improvement lines and planning standards, particularly car parking.

Further I have to inform you:-

That the proposals will require the Council's consideration under:-

(i) Section 22 of the London Building Act, 1930, as regards the frontages to Avenue Road and Adelaide Road in this connection and surrender of land necessary for road widening.

(ii) Section 34 of the London Building Acts (Amendment) Act, 1939, as regards means of escape in case of fire and in this connection detailed plans incorporating the various amendments suggested at a meeting with the Council's officers on 16 February 1961, should be submitted.

(iii) The District Surveyor should be consulted under Section 26 of the London Building Acts (Amendment) Act, 1939, as the buildings will be public buildings.

Yours faithfully,