

Planning and Communications Department
 Camden Town Hall
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 Euston Road
 London WC1H 8EQ
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 Geoffrey Hoar BSc(EstMan) DipTP FRTPI
 Director of Planning and Communications

Item No. PLC/83/383

Chapman & Manson,
 29 Midmore Road,
 Bromley,
 Kent, *BR1 1RT.*

Date **15 JUN 1983**

Your reference
 CCC

Our reference
 L11/11X/A/34469(R3)

Telephone inquiries to:

Mr Dent

Ext. 2874

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: *17th May 1982, revised 27 October & 14 December 1982 & 22 March 1983*

Plans submitted: Reg.No: *34469(R3)* Your No(s): *See attached sheet*

Address: 1-10 Cambridge Terrace, 55-81 Albany Street, 1-4 Chester Gate & Cambridge Terrace, W1

Development:

- a) The conversion alteration and extension to the rear of 1 & 2 Chester Gate to form offices
- b) The conversion and alteration of 3 & 4 Chester Gate to form one dwelling house, 2 maisonettes, 1 flat and 2 bedsitting room units
- c) The conversion, alteration and extension of 55-81 Albany Street to form one dwelling house, 12 maisonettes, 21 flats and 6 bedsitting units, 2 shop units and basement car parking
- d) Conversion, alteration and extension (by the erection of a mansard) of 1-5 Cambridge Terrace, to form 11 residential units, and the formation of part of an underground car park in the basement of 4 & 5.
- e) The conversion, alteration and extension, (by the erection of a mansard) of 6 Cambridge Terrace to form offices and the formation of part of an underground car park in the basement.
- f) The construction of a new office building at 7-10 Cambridge Terrace incorporating a mansard storey and basement car park.
- g) Redevelopment of Cambridge Terrace to be by the erection of seven 3-storey houses.

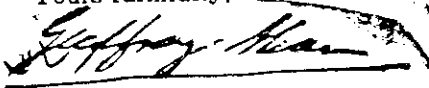
All correspondence to be addressed to the Director of Planning and Communications

See attached sheet.

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

See attached sheet.

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.

1-10 Cambridge Terrace, 55-81 Albany Street, 1-4 Chester Gate and
Cambridge Terrace Mews NW1
(L11/11X/A/34469(R3))

Applicant's drawing nos:

712/PLO03A, 004A, 011, 012A, 013A, 014A, 015B, 016A, 017, 018B, 019B, 020,
021A, 023, 022A, 024B, 025A, 026, 027C, 028A, 029, SK228A, 229C, 230A, 231A,
232A, 233, PLO58, 59, 60, 61, 62 PLO40B, 41B, 42B, 43B, 44B, 45B, 49A, 50B,
51F, SK218B, and Schedule dated 27 October 1982

Conditions

1. The development hereby permitted must be begun not later than the expiration of five years from the date on which this permission is granted.
2. The materials to be used for the external surfaces of the new buildings shall not be otherwise than those as shall have been submitted to and approved by the Council before any work on the site is commenced.
3. Before the first occupation of the buildings, fences, hedges, walls or other means of enclosure along the boundaries of the site and within the site shall be provided in such a manner as may be agreed with the Local Planning Authority.
4. Within 12 months from the date when any of the buildings hereby permitted is first occupied trees shall be planted on the land in such positions and of such species as may be agreed with the Local Planning Authority; any trees removed, dying, or being severely damaged or becoming seriously diseased within two years of planting shall be replaced by trees of similar size and species to those originally required to be planted.
5. The existing trees to the rear of nos 1 & 2 Cambridge Terrace shall be retained and shall not be felled, lopped or topped without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying, or being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.
6. Space shall be provided within the site for the parking and turning of vehicles as may be agreed with the Local Planning Authority.
7. The offices at nos 6-10 Cambridge Terrace shall not be occupied before the completion of the residential units at nos 1-5 Cambridge Terrace.
8. Full details of the design and detailed treatment of the proposed mansard storey for 1-10 Cambridge Terrace shall not be otherwise than as agreed by the Council in consultation with the GLC Historic Buildings Section.
9. The car parking within the site shall be retained permanently for the parking of vehicles of the occupiers and users of the remainder of the development but no more than 3 spaces shall be used by occupiers or users of the office buildings.
10. The existing staircase in 1 Chester Gate shall be retained or reinstated and details of the work shall be submitted to and approved by the Council before works on the stair are carried out.
11. The details of the rear elevations of the Albany Street properties shall be as shown on drg no SK289 and not as shown on drg no PL/027/C.
12. The detailed treatment of the dormer windows on the link block shall provide that the glass panes shall be of the same size and shape as those in the 1st floor windows of the "Link Building" the glazing bars and sashes so arranged as to provide an upper sash containing three panes and a lower sash of six panes in each dormer window to the mansard roof of the "link building".
13. The parapet height at the rear of 55-61 Albany Street shall be reduced to a height below the ridge of the adjoining roof of 63 Albany Street.

Contd.

1-10 Cambridge Terrace, 55-81 Albany Street, 1-4 Chester Gate
and Cambridge Terrace Mews, NW1
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Reasons for the imposition of Conditions

1. In Order to comply with the provisions of section 41 of the Town and Country Planning Act 1971.
2. To ensure that the Council may be satisfied with the external appearance of the building.
3. & To enable the Council to ensure a reasonable standard of visual amenity
4. in the scheme.
5. In order to maintain the character and amenities of the area.
6. To avoid obstruction of the surrounding streets and to safeguard amenities to adjacent premises.
7. In order to ensure compliance with the Council's office policies.
8. To safeguard the special architectural and historic interest of the building.
9. 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.
10. To safeguard the special architectural and historic interest of the buildings.
- 11 - To ensure that the Council may be satisfied with the external appearance
13. of the buildings.

Informatives

1. Your attention is drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970 that the office buildings in this development should be made accessible to disabled people wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5810 1979 'Access for the Disabled Buildings'.
2. The proposed development may affect existing sewers within the site and you are advised to consult the Council's Chief Engineer in respect of this matter.