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Planning and Communications Departn.
Camden Town Hall
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Tel: 278 4368 4444
Geoffrey Hoar BSc(EstMan) DipTP FRTPi
Director of Planning and Communications

Item No.PLC/83/614.....

Terry Farrell Partnership
8 Paddington Street
London W1M 4DN

Date 17 OCT 1983

Your reference

Our reference

J11/10X/A/36468

Telephone inquiries to:

Miss Waddell

Ext. 2862

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACTS
Permission for development on an outline application (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: 23rd June 1983

Plans submitted: Reg.No: 36468 Your Nos: CHS/01-06

Address: 191-219 Camden High Street, 1-5 Inverness Street, 14 Parkway, NW1

Development:

The redevelopment of the site by the erection of a basement and two storey building for retail use with some restaurant space, cinemas and car parking, and a pedestrian subway under Camden High Street to Camden Town Tube Station.

Conditions:

- (1) The siting, design, car parking capacity, external appearance of the building(s) and the means of access thereto shall be as approved by the Local Planning authority before any work on the site is commenced.
- (2) Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the local planning authority within three years from the date of this permission.
- (3) The development must be begun not later than five years from the date of this permission or two years from the final approval of the matters reserved, whichever is the later.

Reasons:

- (1) In order that the Council may give consideration to the details of the proposed development.
- (2) & (3) In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional condition(s):

- (4) The whole of the proposed car parking accommodation shall be retained permanently for the parking of vehicles of the general public and shall not be let to local businesses on a contract basis for commuters' parking.
- (5) The operational details and tariff structure of the proposed car parking accommodation shall not be other than as shall have been submitted to and approved by the Council.

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

(6) No loading or unloading of goods including fuel by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

(7) The shops shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class 1 of the schedule of the Town & Country Planning (Use Classes) Order 1972.

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

(4 & 5) In order to ensure compliance with the Council's policies for non-residential car parking.

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

(7) To ensure that the predominant use of the development is for retail purposes and that the number of non retail uses such as restaurants can be controlled by the Council.

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.

PROPOSAL ADDRESS: 191 to 219 Camden High Street, 1-5 Inverness Street, 14 Parkway, NW1

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INFORMATIVES:

- (1) Your attention is drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, that this building should be made accessible to disabled persons where ever practicable. Guidance is provided in British Standards Institution Code of Practice BS5810 1979 "Access for the Disabled to Buildings". (A copy of the Councils' document "Designing for Disabled People" is enclosed for your information.)
- (2) The Civil Engineer (Works) for London Transport, 55 Broadway, London SW1H 0BD should be consulted concerning approval for any foundation works which may affect the executives' undertaking or property.
- (3) In connection with details submitted pursuant to condition 1 the following requirements should be taken into account:-
 - (3.1) Vehicular access for car parking and servicing purposes should be from Arlington Road, at least 25m from its junction with Parkway.
 - (3.2) Car park and service accesses should be clearly separated.
 - (3.3) Pedestrian movements across vehicular access points should ^{be} adequately and safely accommodated with a footway of 2m maintained along the buildings' length.
 - (3.4) Pedestrian access should be provided on all street frontages to shop units and other activities on the site.
 - (3.5) Internal pedestrian spaces should be designed to be freely accessible at all times.
 - (3.6) The Council would support the provision of a pedestrian subway access which links across the High Street with Camden Town Tube Station, the feasibility of which should be fully investigated.