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ENVIRONMENT

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 0171 278 4444  
Fax 0171 314 1975

The Stephen Greenbury Partnership  
Ltd.,  
Ref. NB/ect/408,  
4 Dukes Mews,  
Manchester Square,  
London,  
W1M 5RB

Application No: PE9800277R2  
Case File:G9/3/B

3rd July 1998

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
142/144 Haverstock Hill, NW3

Date of Application : 15/06/1998

Proposal :

Redevelopment of the site by the erection of part 3 and part 4 storey building to accommodate one, 3 bedroom and five, 2 bedroom self-contained flats together with basement car parking.  
As shown on drawing nos. 408/P/01, 02B, 03C, 04C, 05B, 06B, 07.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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-2-

Additional conditions:

- 1 The details of the elevations, facing materials and balustrades to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced. Elevational details shall be provided at a minimum scale of 1:50 and samples shall be submitted to the facing materials.
- 2 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 3 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use 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.
- 4 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.
- 5 The planter proposed for the boundary to the proposed roof terrace at third floor level shall be provided and permanently retained.
- 6 Details of the protection measures for the retained trees shall not be otherwise than as shall have been submitted to and approved by the Council before works commence.
- 7 Should the existing sycamore tree in the rear garden of 148 Haverstock Hill, within a period of 5 years from the completion of the development, die, be removed or become seriously damaged or diseased, it 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 another tree of size and species to be agreed by the Council.

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-3-

- 8 The details of the car lift shall not be otherwise than as shall have been submitted to and approved by the Council before the works are commenced.
- 9 The development shall be constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 In order that the Council may give consideration to the details of the proposed development.
- 3 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 4 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.
- 5 In order to prevent unreasonable overlooking of neighbouring premises.
- 6 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.
- 7 To enable the Council to ensure a reasonable standard of visual amenity in the scheme.
- 8 In order that the Council may give consideration to the details of the proposed development.
- 9 To safeguard the appearance of the premises and the character of the immediate area.

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- 4 -

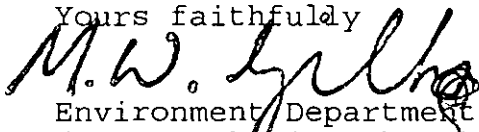
## Informatives (if applicable)

- 1 The applicant should note that the details of the landscaping of the site that require the Council's approval by virtue of additional condition 02 attached to this permission should incorporate a small area adjacent to the car lift within which cars can wait if the lift is already in use.
- 2 Your attention is drawn to the need to consult the Council's Environment & consumer Protection Service, Waste Management Team, Camden Town Hall, Argyle Street Entrance, Euston Road, London, WC1H 8EQ, (tel: 071-278 4444) regarding arrangements for the disposal of refuse.
- 3 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 4 You are advised that this consent is granted without prejudice to the land ownership issue which appears to be outstanding on this site.

This application was dealt with by Rob Brew on 0171 278 4444 Ext 2559.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU