



ENVIRONMENT DEPARTMENT

London Borough of Camden
Camden Town Hall
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London WC1H 8EQ

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Grimley J R Eve
(Ref:C C Rance)
10 Stratton Street
LONDON
W1X 6JR

Our Reference: HB/9460214/R2
Case File No: E6/3/A
Tel.Inqu:
Robert Brew ext. 860 5867

Date: 14th September 1995

Dear Sir(s)/Madam,

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws 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. It 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. The granting of conservation area consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Engineering Services - Building Control, 3rd Floor, Town Hall Extension, Argyle Street Entrance Euston Road, WC1H 8EQ (tel. 071 413 6941): (B) to the Statement of Applicants Rights set out below.

SCHEDULE

Date of Original Application : 19th December 1994

Address : Mount Vernon Site, Froggnal Rise, NW3

Proposal : Demolition of the former animal house annexe and bridge link, the partial demolition of the former medical research building in connection with its conversion to 26 flats, and the demolition of the other buildings on the main part of the site, as shown on drawing number IKA/204/400A, as revised by letters dated 16 May 1995 and 19 June 1995.

(Cont.)

(Our Reference: HB/9460214/R2)
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STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS..

1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with Sections 20 & 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).

The Secretary of State has power to allow a longer period for the giving of 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.

2) If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment 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 works which have been or would be permitted, he may serve on the Council of the district or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



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Robert Brew ext. 860 5867

Date: 14th September 1995

Dear Sir(s)/Madam,

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

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 : 19th December 1994

Address : Mount Vernon Site, Frogna Rise, NW3

Proposal : The residential redevelopment of the site comprising the conversion of the former medical research building to 26 flats, the demolition of the former animal house annexe and bridge link and the erection of a new building to accommodate 17 flats, the demolition of the other buildings on the main part of the site and the erection of a new pavilions building to accommodate 19 flats, the excavation of a car park to provide 107 car spaces, the conversion of Mount Vernon Cottage together with the erection of 5 new houses to provide affordable housing on the southwest corner of the site, as shown on drawing numbers IKA/204/100A, 101C, 102D - 108D, 109B, 110B, 111B, ENG.HERT./05, AX1B, AX2C, AX3C, NB1C - NB6C, MV11A - MV16A, 26990/2/1 - 11, 15394/D/5, 26990/1/1 - 3, IKA/204/400A, 601B, 603A, 604A, 605A & 26990/3, as revised by letters dated 16/5/95 & 19/6/95.

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(Our Reference: PL/9401944/R2)
(Case File No: E6/3/A)

- commenced.
- 09 The details of the temporary construction access to the site shall not be otherwise than as shall have been submitted to and approved by the Council before the development is commenced.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the buildings.
- 02 To ensure that the Council may be satisfied with the appearance of the site.
- 03 To ensure the external appearance of the retained buildings will be satisfactory.
- 04 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.
- 05 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.
- 06 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.
- 07 To ensure that there is an opportunity to investigate this site which is considered to be of archaeological interest.
- 08 To ensure the adequate protection of trees on the site.
- 09 To ensure the carrying out of the development is not detrimental to local traffic conditions.

Informative(s):

- 01 Your attention is drawn to the need to provide adequate sound insulation in the walls, floors and ceilings that separate the adjoining dwelling hereby approved.
- 02 Under the terms of the Water Resources Act 1991, the prior written consent of the National Rivers Authority is required for any discharge of sewage or trade effluent into controlled waters (eg. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Please contact Ms A Szabados on 01483-577655 for details.
- 03 Surface water from vehicle parking areas should be passed through a suitable type of oil/grit separator, the design of which should be to the satisfaction of the National Rivers Authority, and drainage from covered car parking floors should not discharge to the surface water system.
- 04 All sewage or trade effluent should be discharged to the foul sewer, where available, subject to the approval of Thames Water Utilities, or its

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(Our Reference: PL/9401944/R2)
(Case File No: E6/3/A)

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 The detailed design of the elevations and facing materials to be used on the new and retained buildings shall not be otherwise than as shall have been submitted to and approved by the Council before the relevant part of the work is commenced.
- 02 The details of all hard and soft landscaping, and means of enclosure of all unbuilt, open areas, including details of ancillary structures such as refuse stores, entrance gates, and security hut, shall have been submitted to and approved by the Council before the relevant part of the work is commenced.
- 03 All new external work to the retained buildings 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.
- 04 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 site.
- 05 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscaping details, prior to the occupation of the permitted use of the development. 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.
- 06 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council before the relevant part of the works are commenced.
- 07 The developer shall afford access at all reasonable times to any archaeologist nominated by the Council and shall allow them to observe the excavations and record items of interest and finds.
- 08 The details for measures for the protection of the trees on the site that are to be retained shall not be otherwise than as shall have been submitted to and approved by the Council before the development is

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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 Council's District Surveyor, Engineering Services - Building Control, 3rd Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ, (tel: 071-413 6941).

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(Our Reference: PL/9401944/R2)
(Case File No: E6/3/A)

- sewerage agent.
- 05 All architectural features on the main building should be retained and restored in order to maintain the appearance of the building and the area.
- 06 The revision required by the development to the postal address of the buildings on the site should be dealt with by means of an application to the Council under Part 2 of the London Building Acts (Amendment) Act 1939.
- 07 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission, and the subsequent approved details. Any alteration to the proposed scheme resulting from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.

Yours faithfully,

Director,
Environment Department

(Duly authorised by the Council to sign this document)

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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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, 3rd Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ, 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.