

**Development Control****Planning Services**

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

Building Solutions,  
ATTN. J R Griffiths,  
Oxford House,  
24 Oxford Road North,  
London,  
W4 4DH

Application No: CE9700782R3  
Case File: J12/15/J

Dear Sir(s)/Madam

**DECISION**

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

GRANT CONSERVATION AREA CONSENT - Subject to Conditions

Address : 17-19 Pratt Street, NW1

Date of Application : 05/03/1998

Proposal :

Demolition of existing building and erection of a basement,  
three storey and attic building to provide 10 self-contained  
1 bedroom units for homeless single women,  
as shown on drawing numbers: 233/01, 02, 03, 105A, 151B,  
152A, 153A, 154A.

The Council has considered your application and decided to grant consent 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 on which this consent is granted.

Standard Reason:

In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990



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## Additional conditions:

- 1 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

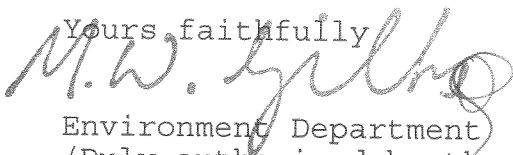
## Reasons for additional conditions:

- 1 To protect the visual amenity of the area.

This application was dealt with by Mary Samuel on 0171 278 4444  
Ext.2516.

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)

DeccaWC/CADE



Street, London WC1H 8EQ (tel: 0171 278 4444).

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. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

**STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS, AND OTHER INFORMATION**

**1. Appeals to the Secretary of State**

If you are unhappy about the Council's decision to refuse listed building consent or conservation area consent for the proposed works or to grant consent subject to conditions, you may appeal to the Secretary of State for the Environment under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

**2. Purchase Notices**

If listed building consent or conservation area consent is refused or granted subject to conditions whether by the local planning authority or 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 works which have been, or would be permitted, the owner may serve on the Council a purchase notice requiring the 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.

**3. Compensation**

In certain circumstances a claim may be made against the local planning authority for compensation where 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 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**4. Further Information**

This permission is given subject to due compliance with the Town and Country Planning Act, any local Acts, regulations, 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.

Your attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Streets Management - Building Control Section, 6th Floor, Camden Town Hall, Argyle