

HUBERT BENNETT, F.R.I.B.A.

Architect to the Council

TELEPHONE WATERLOO 5000

EXTENSION 6366

Ref. AR/TP/102545/NE

Your Ref. JACW/SCP



ARCHITECT'S DEPARTMENT
THE COUNTY HALL
WESTMINSTER BRIDGE
LONDON, S.E.1

10 JAN 1964

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1962

Permission for Development. (Conditional)

The Council, in pursuance of its powers under the above mentioned Act and the Town and Country Planning General Development Order, ~~1962~~, 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 in so far as may otherwise be required by the said conditions. 1963

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

The permission is given subject also to due compliance with 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.

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, in case of doubt, may be obtained from this office. Any application which may have been made under those Acts will form the subject of a separate communication.

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 County Council) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

SCHEDULE

Date of application: 12 November 1963 (amended by letter dated 19 December 1963)

Plans submitted No.: 18202 (your Plan No. 005-008)

Development: The erection of a three storey building containing one self-contained flat, two self-contained maisonettes and three lock-up garages at the rear of Nos. 7-13 Falkland Road, St. Pancras, and the formation of new means of access to the highway, as shown on plans, Registered No. 18202 (your drawing Nos. 005-008) as amended by letter dated 19 December 1963.

Conditions: (1) The garages shall not be used for any purposes other than those incidental to the enjoyment of a dwelling house or flat, and no trade or business shall be carried on therefrom.

(2) The facing materials to be used on the building shall not be otherwise than those as shall have been approved by the Council before any work on the site is commenced.

DISTRICT SURVEYOR	✓
STATUTORY RECEIVED	✓
LAND CHARGES	✓
LOCAL AUTHORITY	✓
VOTED PLANS COMPLETE my	

John Wheeler, Esq.
8 Causton Road
Highgate
N.6

(1) Any other use of the garages would be prejudicial to the amenities of the residential buildings or of the area generally.


(2) To ensure that the Council may be satisfied as to the external appearance of the building.

Your attention is drawn to the necessity of submitting an application under Section 34 of the London Building Acts (Amendment) Act, 1939, as regards means of escape.

The St. Pancras Borough Council should be consulted regarding the construction of the crossover on the public way.

Yours faithfully,

HUBERT BENNETT

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Architect to the Council
duly authorised by the
Council to sign this document.

Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions

(1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 17, 18 and 19 of the Act and of the Development Order and to any directions given under the order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government 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 London County Council or, in the case of land in the City of London, on the Common Council of that City a purchase notice requiring that council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(3) 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 Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.