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TF/101961/W

CASE No.

Reference No.

# REGISTER OF APPLICATIONS

Permission Granted  
on an  
Outline Application

12 DEC 1962

Date of Council's decision

3 - DEC. 1962

Particulars of an outline application under the Town and Country Planning Acts, 1947 to 1954, and the Town and Country Planning General Development Order, 1950.

Particulars of any direction under the above-named Acts and Order in respect of this application:  
None Issued.

## SCHEDULE

Date of application:

Plans submitted:

17 July 1962

Development:

15167 (Your No. 702)

The re-development of the sites of Nos. 94-98 Abbey Road, 23-138 Alexandra Road, 41-47 Loudon Road and 20-54 Boundary Road, Hampstead, by the erection of 3 blocks of 20-storeys comprising flats; 4 blocks of 3-storey terrace houses; 4 blocks of 3-storeys containing flats and maisonettes; 2 blocks of 9-storeys containing maisonettes; 1 block of 12-storeys containing flats; 2 blocks of 2-storeys comprising 10 shops on the ground floor with flats over; 35 single-storey patio houses; 1 block of 2-storey dwelling houses; xxxxxx 2 public houses, a two-storey car park together with ancillary garage blocks and parking spaces.

## CONDITIONS:

(1) The buildings shall not be erected otherwise than in accordance with a satisfactory detailed layout plan and satisfactory detailed plans, sections and elevations, including full particulars of the facing materials proposed which shall have been approved by the Council before any work on the site is commenced;

Messrs. Devereux and Davis  
3 Gower Street  
Bedford Square  
W.C.1

Certified that this document contains  
a true record of a decision of the  
Council.

Signed

*D. Legg*

(G.B.16132) 2/56

Particulars of any Ministry decision on appeal under Section 16 .....

(2) This permission shall become null and void after the expiration of three years from the date hereof unless the detailed layout plans and plans, sections and elevations and particulars referred to in the aforementioned condition (1) are submitted to the Council for approval within that period;

(3) No plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the building;

(4) The garages shall not be used for any purpose other than those incidental to the enjoyment of a dwelling house or flat, and no trade or business shall be carried on therefrom;

(5) The shops shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class I of the Town and Country Planning (Use Classes) Order, 1960, as amended by the Town and Country Planning (Use Classes) (Amendment) Order, 1960;

(6) That the detailed site layout plan and other plans, etc., to be prepared under Condition (1) should show (a) any buildings sited behind the line of widening of Abbey Road set out on the ground by the Council's Chief Engineer and should quote the serial number of the Chief Engineer's setting out plan; (b) satisfactory compliance with the Council's daylighting code between buildings and from plot boundaries, and (c) the location of existing trees together with particulars of those to be removed and new planting proposed.

#### REASONS:

(1) In order that the Council may be satisfied as to the details of the proposal;

(2) To prevent an accumulation of outline applications which have not been acted upon.

(3) Because it is considered that such would seriously detract from the appearance of the building.

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

(5) To prevent the unauthorised use of the shops for any of the purposes specifically excluded from Class I of the said Use Classes Order.

(6)(a) In order that the line of widening of Abbey Road be indicated to the satisfaction of the Council.

(b) In order to obtain conformity with the Council's daylighting code.

(c) In order to maintain the various amenities of the site and layout.

I have to inform you -

(1) That this decision is without prejudice to the Council's position as owner of adjoining property.

(2) Of the desirability of consulting British Railways (Mr. Hibbler, HUSTON 1234, Ext. 8243) with regard to the garage at the western end of the site in view of its proximity to the railway cutting retaining wall.

(3) That in connection with Condition (6) (a) the Council's Chief Engineer should be given four weeks' notice in writing of the applicants' readiness to have the line of widening indicated on the site before work is due to commence and before detailed drawings are prepared, and with 6 (b and c) the Council's planning officers should be consulted before further plans are prepared.

(4) That consent is necessary under the following:-

London Building Act, 1930 - Part II and Sections 51 and 53 in respect of the formation of and laying out of streets and the height of the three tall blocks in relation to adjoining property.

London Building Acts (Amendment) Act, 1939 -

(a) Sections 20 and 34 in respect of excess height in respect of the tall blocks, additional cubical content (in respect of the two-storey garage) and means of escape (in respect of all buildings except single-storey family dwelling houses).

(b) Section 130 in respect of the bridges and the main estate road.

Your attention is drawn to the following:-

(1) That under Sections 51 and 53 of the London Building Acts, 1930 (as amended), with regard to the height of buildings in relation to existing and proposed buildings in the vicinity, until the position in this respect has been fully investigated and clarified the decision under the Town and Country Planning Act should not be acted upon.

(2) Under Sections 20 and 34 of the London Building Acts (Amendment) Act, 1939, in respect of excess height and means of escape in case of fire. In this connection preliminary discussions with the Council's officers are invited before application is made.

(3) The provisions of By-law 11.03(2) of the London Building (Constructional) By-laws, 1952 in regard to internal kitchens.

(4) Any application made under Part II of the London Building Act, 1930, in respect of the formation and laying out of streets must have regard to the following:-

(a) 6 foot footways will be required on the side of the roads next the buildings and may be required on both sides of the roads.

(b) The entry carriageways from both Abbey Road and Boundary Road should be increased to 22 feet in width.

(c) That a hard-standing not less than 10 feet wide will be required for the full free length of the eastern side of each of the 5-storey blocks, such strips to be so sited that the distance between the nearest edge and the building is not less 16 feet and not more than 33 feet.

(d) That the roadway passing under the 5-storey blocks shall be not less than 8 feet 6 inches in clear width and capable of taking the imposed load of the heaviest type of Fire Brigade appliance; that a clear height of 11 feet 6 inches shall be maintained between the crown of the road and the soffit of the building over.

(e) That where corners have to be negotiated along the route of Fire Brigade access to the various blocks, sufficient turning space must be provided and turning circles of appliances (Max. 54 feet) taken into consideration. "S" curves and sharp bends must be avoided.

Yours faithfully,

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