

Refusal of Planning Permission or Grant of Permission Subject To Conditions and Other Information

The Applicant's right to appeal and other information

1. Appeals to the Secretary of State

If you are unhappy about the Councils' decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of The Town and Country Planning Act 1990.

If you wish to appeal against the Councils decision you must do so using a form which is only available from The Planning Inspectorate, Room 325, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must submit your appeal within 6 months of the date of this decision.

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 Notice

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 they can neither put the land to a reasonably beneficial use in its existing state nor can they 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 V1 of the Town and Country Planning Act 1990.

3. 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.

4. 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 hereunder.

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 Councils' Building Control Section, 6th Floor, Camden Town Hall, Argyle Street, London WC1H8ND (tel: 020 7974 6941). I would also remind you that the Councils' 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 benefits thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult Streets Management Engineering Group, 4th Floor, Camden Town Hall, Argyle Street, London WC1H 8ND regarding any works proposed to above, or under any carriageway, footway or forecourt.

A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT.