



Stuart Henley & Partners,
18 Friern Park,
London, N12

Our Reference: PL/8400803/
Case File No: E4/12/E
Tel.Inqu: Mr.D.N.West ext. 2839
Date: - 8 AUG 1984

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby refuses to permit the development referred to in the undermentioned schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicants Rights set out in Appendix B.

SCHEDULE

Date of Original Application : 30th April 1984

Address : Burgess Park Mansions, Fortune Green Road, NW3.

Proposal : Conversion of roofspace to form 5 self-contained flats, as shown on drawing Nos.528/4/5 - 9, inclusive and 529/5/9.

Reason(s) for Refusal:

- 01 The proposal is considered to result in overdevelopment of the site leading to densities in excess of the Council's standards for the area.
- 02 The provision of additional residential units would result in further demand for car parking space in a situation where the existing provision is already deficient.
- 03 The proposal would result in the loss of common hallway on the upper floors of the building and would lead to disturbance to existing occupiers.

Yours faithfully

Director of Planning and Communications
(Duly authorised by the Council
to sign this document)

Statement of Applicant's Rights Arising from the Refusal of Planning Permission APPENDIX B

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. (The statutory requirements include Sections 67 and 74 of the Act.)
2. If permission to develop the land is refused whether by the local planning authority or by the Secretary of State, Department of the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Act.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.